

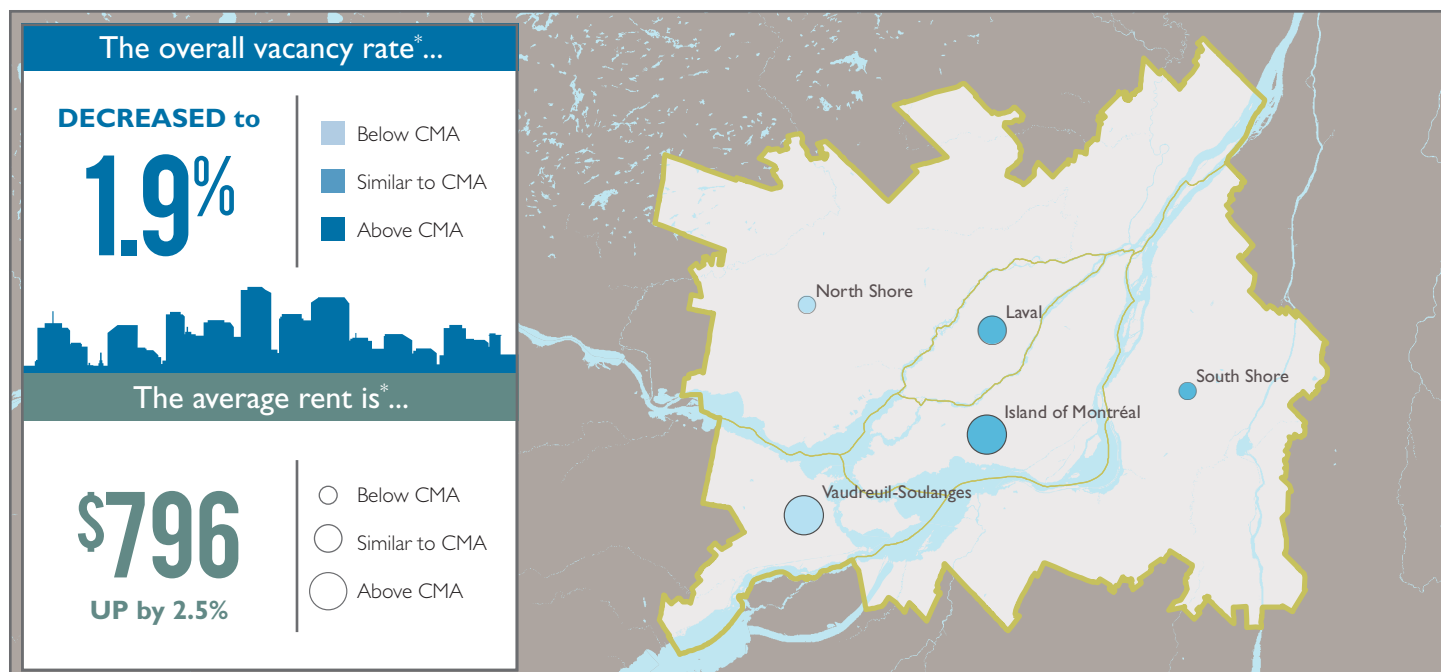
RENTAL MARKET REPORT

Montréal CMA



CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: 2018



PRIMARY RENTAL MARKET (by bedroom type)			
Bachelor	One bedroom	Two bedroom	Three or more bedrooms
3.1%	2.1%	1.9%	0.8%
Vacancy Rate	Vacancy Rate	Vacancy Rate	Vacancy Rate
\$641 Avg. Rent	\$720 Avg. Rent	\$809 Avg. Rent	\$1,007 Avg. Rent

“As a result of relatively strong demand, the vacancy rate in the Montréal area decreased in 2018, reaching 1.9%. The change in the average rent, for its part, was 2.5%.”

Marie-Claude Guilloffe
Economist, Market Insights

*CMHC collects data on the primary and secondary rental market annually, in the fall. These data refer to the primary rental market, which only includes rental units in privately-initiated apartment structures containing at least three rental units. The secondary rental market covers rental dwellings that were not originally purpose-built for the rental market, including rental condominiums. The primary vacancy rate and rent level is based on all surveyed structures, while the rent increase is based only on structures common to the survey sample in both the current and previous year.

Highlights

- The vacancy rate decreased in 2018, reaching 1.9%.
- The vacancy rates were down in all large sectors of Montréal, except in Laval and Vaudreuil-Soulanges.
- The estimated change in the average rent in the Montréal CMA was 2.5%.
- The rental condominium vacancy rate reached 1.9%, remaining stable compared to 2017.

Vacancy rate in the Montréal CMA falls to 1.9% in 2018

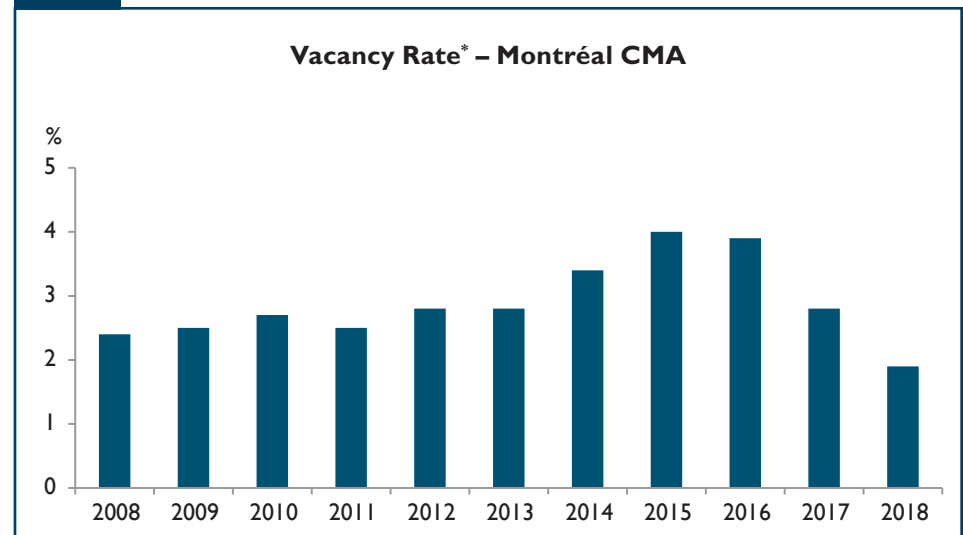
According to the results of the Canada Mortgage and Housing Corporation (CMHC) Rental Market Survey, the vacancy rate in the Montréal census metropolitan area (CMA) decreased in 2018, reaching 1.9% (compared to 2.8% in 2017). This drop was almost as significant as the one recorded last year, showing that the Montréal area rental market has been tightening for two years now.

The decrease in the proportion of unoccupied units has been attributable to rental demand that clearly increased at a faster pace than supply over the period from October 2017 to October 2018.

Demand was sustained mainly by the increase in migration to the metropolitan area. Indeed, net migration posted a gain between our last two surveys. In particular, there was a strong rise in net international migration, particularly in the non-permanent resident category, as well as a slight decrease in the interprovincial migration deficit. It is plausible that most

non-permanent residents, such as foreign students and temporary workers, choose the rental market upon their arrival, which would greatly stimulate rental demand. The arrival of more refugees in Montréal over the last few quarters also likely contributed to supporting demand.

Figure 1



Source: CMHC

*Private Structures with Three or More Apartments

Demand for rental apartments in 2018 also continued to be affected by a probable decrease in the movement to homeownership among Montréal households aged 15 to 24.¹ Indeed, while the proportion of renters within this group of households had shown a steady decrease from 1996 to 2011, the recently released data from the 2016 Census indicate that this proportion increased. This has likely since continued.

The rise in the number of young households who are now turning to the rental market therefore resulted in greater support for demand in this segment than before. The same could be said, though to a lesser degree, about households aged 25 to 34. Lastly, the aging of the population,

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which can bring about a change of tenure (from owning to renting), also probably supported demand.

Supply again recorded a significant increase, as around 7,500 units were added to the rental stock since the last survey.² This was around 3,000 more units than last year but was well above the annual average from 2011 to 2014 (about 1,600 units). The addition of a relatively large number of units to the conventional rental stock over the last few years resulted from, among other things, the new condominium market running out of steam and the interest shown by certain developers in the supply of units geared toward the aging population. For these reasons, some builders opted to build rental units.

¹ Sources: Statistics Canada, Census, 1996, 2011 and 2016, and National Household Survey, 2011; CMHC calculations.

² From July 2017 to June 2018. Only structures that were open in June 2017 were included in the 2018 Survey.

Vacancy rates decrease in several sectors of the Montréal metropolitan area

Between October 2017 and October 2018, the vacancy rate on the South Shore of Montréal fell from 2.9% to 1.8%, with the tightening affecting almost all apartment bedroom type categories. The rate on the North Shore decreased by about 1 percentage point, reaching 1.2%. Market conditions in this sector were particularly tight for apartments with two and three bedrooms. No significant changes in the vacancy rates were observed for Laval and Vaudreuil-Soulanges.

On the Island, market conditions also tightened, as the vacancy rate decreased from 2.9% to 2.0%. The vacancy rates there have now reached 3.1% for bachelor units, 2.1% for one-bedroom apartments, 2.0% for two-bedroom units and 0.8% for units with three or more bedrooms. This last rate was one of the lowest recorded since the early 2000s. The fact that a large proportion of the migrants who move to the CMA often settle on the Island likely contributed to the decrease in the vacancy rate.

As well, given that the Island of Montréal accounts for three quarters of the rental housing stock in the CMA, these last results also generally reflect those observed in the overall Montréal metropolitan area.

Tenant turnover rate³ remains stable in 2018

According to data from our most recent survey, just under one in five renter households (17%) in the Montréal CMA had moved into a new apartment within the last 12 months. This rate was relatively similar to those observed in recent years but remained higher than the rates recorded in Toronto (11%) and Vancouver (14%), for example. The scarcity of rental apartments in these centres, reflected in their low vacancy rates (about 1%), likely limits household mobility between rental properties.

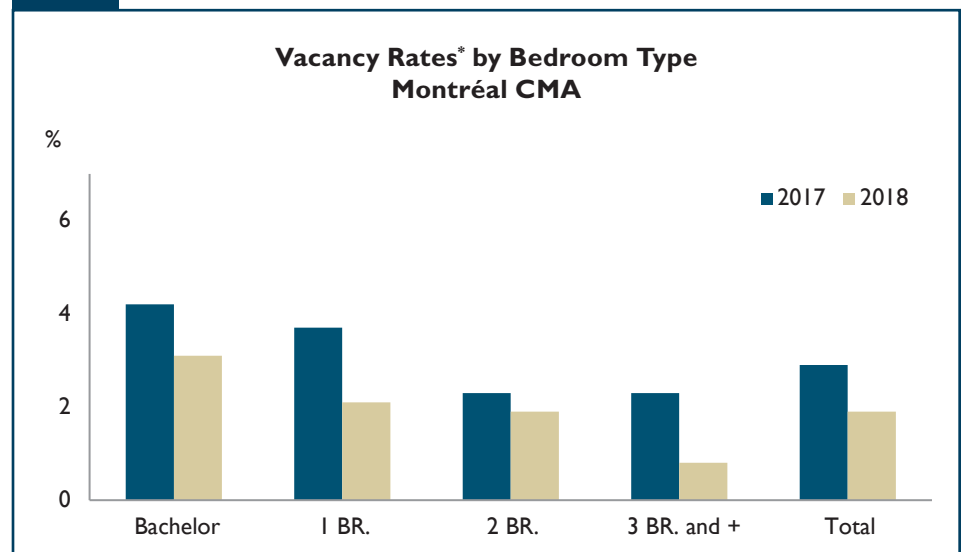
From a geographic standpoint, the turnover rates hovered between 15% and 18% in all large sectors⁴ of the Montréal area.

Rents in the Montréal CMA increase by 2.5% in 2018

Between the last two CMHC rental market surveys (those from 2017 and 2018), the estimated change in the average rent⁵ in the Montréal CMA was 2.5%. The changes varied between 2% and 3% or so, depending on the apartment types and the large sectors of the CMA.

The average monthly rent for two-bedroom apartments in the Montréal area was \$809 in 2018. At \$826, the average rent for two-bedroom apartments on the Island of Montréal was higher than those in all other sectors of the CMA. In most of the suburban sectors, the average rents were in the \$750 to \$775 range. Interestingly, there was a difference of about 15% between the average rent for vacant two-bedroom apartments and the average for occupied ones.

Figure 2



Source: CMHC

*Private Structures with Three or More Apartments

³ A unit is counted as being turned over if a new tenant moved in during the past 12 months. A unit can be counted as being turned over more than once in a 12-month period. This includes tenants who moved into a different unit in the same building during this period.

⁴ Montréal, Laval-North Shore, South Shore and Vaudreuil-Soulanges.

⁵ When comparing year-over-year average rents, the age of the building needs to be taken into consideration because rents in newly built structures tend to be higher than in existing buildings. By comparing rents for units that are common to both the 2017 and 2018 fall rental market surveys, we can get a better indication of actual rent increases paid by most tenants.

Rental condominium vacancy rate remains stable

The vacancy rate on the rental condominium market remained relatively stable, settling at 1.9% in 2018. This stability indicated that demand and supply probably evolved at a similar pace over the past year.

On the supply side, the number of rental condominiums rose by about 2,000 units, for an increase of 6%.

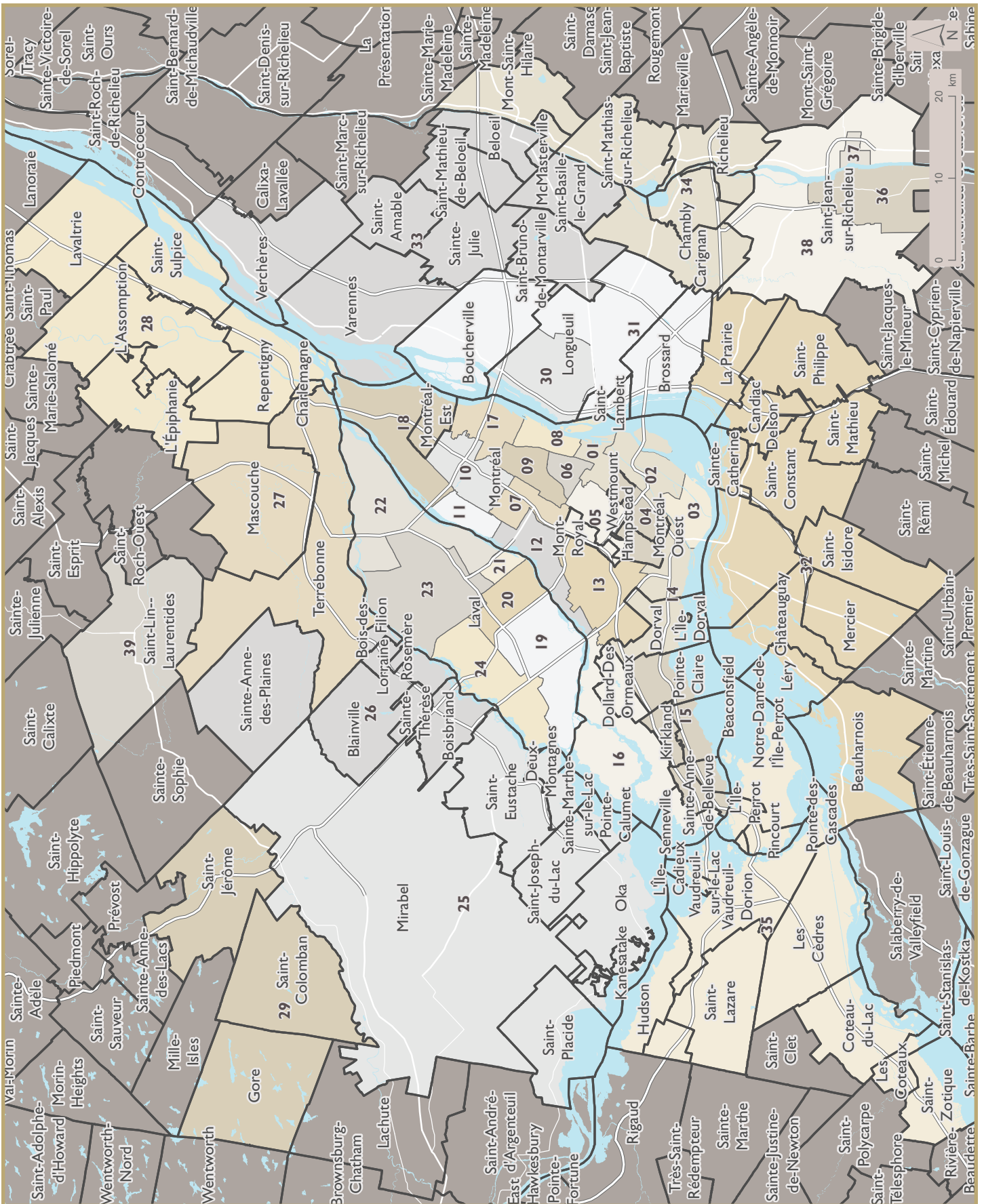
Like on the conventional rental market, the growth in demand on the rental condominium market stemmed from increased net migration, especially among non-permanent residents. It should also be noted that a greater number of young households are choosing to

rent, rather than buy, a home. Some of these renters are opting for rental condominiums instead of conventional rental apartments. They are probably attracted to the more recently constructed buildings where various services are offered to residents. These buildings are also sometimes situated in choice locations, close to employment hubs.

All in all, a number of factors acting in tandem had a major impact on demand, which seems to have offset the increase in supply.

The average rent for two-bedroom condominiums in the CMA, at \$1,200, was significantly higher than the average rent for conventional rental apartments with the same number of bedrooms (\$809).

Once again, it was in the Downtown-Île-des-Sœurs sector that the proportion of rental condominiums was highest. Indeed, about one quarter of the condominiums in the sector were rental units, compared to 18% in the overall CMA. The Downtown-Île-des-Sœurs sector also stood out with one of the lowest vacancy rates among all the sectors of the Montréal metropolitan area, at 1%.



RMS ZONE DESCRIPTIONS - MONTRÉAL CMA	
Zone 1	Downtown Montréal, Île-des-Soeurs - St. Lawrence River (south), Chemin Remembrance, Des Pins Avenue and Sherbrooke Street (north), Amherst Street (east), Guy Street (west) and Île-des-Soeurs.
Zone 2	Le Sud-Ouest (Mtl), Verdun (Mtl) - St. Lawrence River (south), Lachine Canal and limits of Westmount (north), Guy Street and Autoroute Bonaventure (east), limits of LaSalle (west).
Zone 3	LaSalle (Mtl)
Zone 4	Notre-Dame-de-Grâce (Mtl), Côte-Saint-Luc, Hampstead, Westmount, Montréal-Ouest - Lachine Canal (south), limits of Côte-Saint-Luc and Hampstead (north), Décarie Blvd. and limits of Westmount (east), limits of Montréal-Ouest and Saint-Pierre (west).
Zone 5	Côte-des-Neiges (Mtl), Mont-Royal, Outremont (Mtl) - limits of Westmount and Voie Camillien-Houde (south), limits of Mont-Royal (north), limits of Outremont (east), Décarie Blvd. (west).
Zone 6	Plateau Mont-Royal (Mtl) - Sherbrooke Street (south), CP Railway (north), D'Iberville Street (east), limits of Outremont and Du Parc Avenue (west).
Zone 7	Villeray (Mtl), Saint-Michel (Mtl), Parc-Extension (Mtl) - Bélanger Street and Jean-Talon Street (south), Autoroute Métropolitaine and CN Railway (north), 24th Avenue (east), De l'Acadie Blvd. (west).
Zone 8	Hochelaga-Maisonneuve (Mtl) - St. Lawrence River (south), Sherbrooke Street (north), Viau Street (east), Amherst Street (west).
Zone 9	Rosemont (Mtl), La Petite-Patrie (Mtl) - Sherbrooke Street and CP Railway (south), Jean-Talon Street, Bélanger Street and limits of Saint-Léonard (north), Lacordaire Street and Dickson Street (east), Du Parc Avenue (west).
Zone 10	Anjou (Mtl), Saint-Léonard (Mtl) - Métropolitain Blvd. and Jarry Street (south), Rivière des Prairies (river) (north), limits of Montréal-Nord and Saint-Léonard (east), Railway (west).
Zone 11	Montréal-Nord (Mtl)
Zone 12	Ahuntsic (Mtl), Cartierville (Mtl) - Rivière des Prairies (river) (north), Saint-Michel Blvd. (east), limits of the former municipality of Pierrefonds (west).
Zone 13	Saint-Laurent (Mtl)
Zone 14	Dorval, Lachine, Saint-Pierre (Mtl)
Zone 15	Baie-d'Urfé, Beaconsfield, Kirkland, Pointe-Claire, Senneville, Sainte-Anne-de-Bellevue
Zone 16	Dollard-des-Ormeaux, Saint-Raphaël-de-l'Île-Bizard (Mtl), Pierrefonds (Mtl), Roxboro (Mtl), Sainte-Geneviève (Mtl), Senneville (Mtl)
Zone 17	Mercier (Mtl) - St. Lawrence River (south), Bélanger Street (north), limits of the former municipality of Montréal-Est (east), Viau Street and Dickson Street (west).
Zone 18	Pointe-aux-Trembles (Mtl), Rivière-des-Prairies (district) (Mtl), Montréal-Est (Mtl)
Zones 1-18	Island of Montréal
Zone 19	Chomedey, Sainte-Dorothée (Laval)
Zone 20	Laval-des-Rapides (Laval)
Zone 21	Pont-Viau (Laval)
Zone 22	Saint-François, Saint-Vincent, Duvernay (Laval)
Zone 23	Vimont, Auteuil (Laval)
Zone 24	Laval-Ouest, Fabreville, Sainte-Rose (Laval)
Zones 19-24	Laval
Zone 25	Deux-Montagnes, Oka, Pointe-Calumet, Sainte-Marthe-sur-le-Lac, Saint-Eustache, Saint-Joseph-du-Lac, Saint-Placide, Mirabel
Zone 26	Blainville, Boisbriand, Bois-des-Filion, Lorraine, Rosemère, Sainte-Anne-des-Plaines, Sainte-Thérèse
Zone 28	Charlemagne, L'Assomption, Le Gardeur, L'Épiphanie, Repentigny, Saint-Gérard-Majella, Saint-Sulpice, Lavaltrie
Zone 29	Bellefeuille, Lafontaine, Saint-Antoine, Saint-Jérôme, Gore, Saint-Colomban
Zone 27 & 39	Lachenaie, La Plaine, Mascouche, Terrebonne, Saint-Lin-Laurentides
Zones 25-29, 39	North Shore
Zones 19-29, 39	Laval and North Shore
Zone 30	Longueuil
Zone 31	Boucherville, Brossard, Greenfield-Park, Lemoyne, Saint-Hubert, Saint-Lambert
Zone 32	Beauharnois, Candiac, Châteauguay, Delson, Laprairie, Léry, Maple Grove, Melocheville, Mercier, Sainte-Catherine, Saint-Constant, Saint-Isidore, Saint-Mathieu, Saint-Philippe
Zone 33	Beloil, McMasterville, Saint-Amable, Saint-Basile-le-Grand, Saint-Bruno-de-Montarville, Sainte-Julie, Saint-Mathieu-de-Beloil, Varennes, Verchères
Zone 34	Carignan, Chambly, Mont-Saint-Hilaire, Notre-Dame-du-Bon-Secours, Otterburn Park, Richelieu, Saint-Mathias
Zone 36-38	St-Jean-sur-Richelieu, Iberville, Saint-Luc
Zones 30-34, 36-38	South Shore
Zone 35	Notre-Dame-de-L'île-Perrot, Pincoirt, Pointe-des-Cascades, Vaudreuil-sur-le-Lac, Saint-Lazare, Terrasse-Vaudreuil, Vaudreuil-Dorion, Hudson, Île-Cadieux, Île-Perrot, Les Cèdres, Saint-Zotique, Coteau-du-Lac M, Les Coteaux M.
Zones 19-39	Suburbs
Zones 1-39	Montréal CMA

CONDOMINIUM SUB AREA DESCRIPTIONS - MONTRÉAL CMA	
Sub Area 1	Downtown includes RMS Zone 1: Downtown Montréal, Île-des-Soeurs.
Sub Area 2	Outer Centre includes RMS Zone 2: Le Sud-Ouest (Mtl), Verdun (Mtl); Zone 4: Notre-Dame-de-Grâce (Mtl), Côte-Saint-Luc, Hampstead, Westmount, Montréal-Ouest; Zone 5: Côte-des-Neiges (Mtl), Mont-Royal, Outremont (Mtl); and Zone 6: Plateau Mont-Royal (Mtl).
Sub Area 3	West Part of Island of Montréal includes RMS Zone 3: LaSalle (Mtl); Zone 12: Ahuntsic (Mtl), Cartierville (Mtl); Zone 13: Saint-Laurent (Mtl); Zone 14: Dorval, Lachine (Mtl); Zone 15: Baie-d'Urfé, Beaconsfield, Kirkland, Pointe-Claire, Senneville, Sainte-Anne-de-Bellevue; and Zone 16: Dollard-des-Ormeaux, Saint-Raphaël-de-l'Île-Bizard (Mtl), Pierrefonds (Mtl), Roxboro (Mtl), Sainte-Geneviève (Mtl).
Sub Area 4	East Part of Island of Montréal includes RMS Zone 7: Villeray (Mtl), Saint-Michel (Mtl), Parc-Extension (Mtl); Zone 8: Hochelaga-Maisonneuve (Mtl); Zone 9: Rosemont (Mtl), La Petite-Patrie (Mtl); Zone 10: Anjou (Mtl), Saint-Léonard (Mtl); Zone 11: Montréal-Nord (Mtl); Zone 17: Mercier (Mtl); and Zone 18: Pointe-aux-Trembles (Mtl), Rivière-des-Prairies (Mtl), Montréal-Est (Mtl).
Sub Areas 1-4	Montréal Island
Sub Area 5	Laval includes RMS Zone 19: Chomedey, Sainte-Dorothée (Laval); Zone 20: Laval-des-Rapides (Laval); Zone 21: Pont-Viau (Laval); Zone 22: Saint-François, Saint-Vincent, Duvernay (Laval); Zone 23: Vimont, Auteuil (Laval); Zone 24: Laval-Ouest, Fabreville, Sainte-Rose (Laval).
Sub Area 6	Vaudreuil-Soulanges includes Zone 35: Notre-Dame-de-l'Île-Perrot, Pincourt, Pointe-des-Cascades, Vaudreuil-sur-le-Lac, Saint-Lazare, Terrasse-Vaudreuil, Vaudreuil-Dorion, Hudson, Île-Cadieux, Île-Perrot, Les Cèdres.
Sub Area 7	North Shore includes Zone 25: Deux-Montagnes, Oka, Pointe-Calumet, Sainte-Marthe-sur-le-Lac, Saint-Eustache, Saint-Joseph-du-Lac, Saint-Placide, Mirabel; Zone 26: Blainville, Boisbriand, Bois-des-Filion, Lorraine, Rosemère, Sainte-Anne-des-Plaines, Sainte-Thérèse; Zone 28: Charlemagne, L'Assomption, Le Gardeur, L'Épiphanie, Repentigny, Saint-Gérard-Majella, Saint-Sulpice, Lavaltrie; Zone 29: Bellefeuille, Lafontaine, Saint-Antoine, Saint-Jérôme, Gore, Saint-Colomban; Zone 27 & 39: Lachenaie, La Plaine, Mascouche, Terrebonne, Saint-Lin-Laurentides.
Sub Area 8	South Shore includes RMS Zone 30: Longueuil; Zone 31: Boucherville, Brossard, Greenfield-Park, Lemoyne, Saint-Hubert, Saint-Lambert; Zone 32: Beauharnois, Candiac, Châteauguay, Delson, Laprairie, Léry, Maple Grove, Melocheville, Mercier, Sainte-Catherine, Saint-Constant, Saint-Isidore, Saint-Mathieu, Saint-Philippe; Zone 33: Beloeil, McMasterville, Saint-Amable, Saint-Basile-le-Grand, Saint-Bruno-de-Montarville, Sainte-Julie, Saint-Mathieu-de-Beloeil, Varennes; Zone 34: Carignan, Chambly, Mont-Saint-Hilaire, Notre-Dame-du-Bon-Secours, Otterburn Park, Richelieu, Saint-Mathias; Zone 36-38: St-Jean-sur-Richelieu, Iberville, Saint-Luc.
Sub Areas 1-8	Montréal CMA

NOTE: Refer to RMS Zone Descriptions page for detailed zone descriptions.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

RENTAL MARKET REPORT TABLES

Available in ALL Rental Market Reports

Private Apartment Data:

- 1.1.1 Vacancy Rates (%) by Zone and Bedroom Type
- 1.1.2 Average Rents (\$) by Zone and Bedroom Type
- 1.1.3 Number of Units in the Universe by Zone and Bedroom Type
- 1.1.4 Availability Rates (%) by Zone and Bedroom Type (Not available for Québec centres)
- 1.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type
- 1.1.6 Turnover Rates (%) by Zone and Bedroom Type
- 1.2.1 Vacancy Rates (%) by Year of Construction and Bedroom Type
- 1.2.2 Average Rents (\$) by Year of Construction and Bedroom Type
- 1.2.3 Turnover Rates (%) by Year of Construction and Bedroom Type
- 1.3.1 Vacancy Rates (%) by Structure Size and Bedroom Type
- 1.3.2 Average Rents (\$) by Structure Size and Bedroom Type
- 1.3.3 Vacancy Rates (%) by Structure Size and Zone
- 1.3.4 Turnover Rates (%) by Structure Size and Bedroom Type
- 1.4 Vacancy Rates (%) by Rent Range and Bedroom Type

Available in SELECTED Rental Market Reports

Private Row (Townhouse) Data:

- 2.1.1 Vacancy Rates (%) by Zone and Bedroom Type
- 2.1.2 Average Rents (\$) by Zone and Bedroom Type
- 2.1.3 Number of Units in the Universe by Zone and Bedroom Type
- 2.1.4 Availability Rates (%) by Zone and Bedroom Type (Not available for Québec centres)
- 2.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type
- 2.1.6 Turnover Rates (%) by Zone and Bedroom Type

Private Apartment and Row (Townhouse) Data:

- 3.1.1 Vacancy Rates (%) by Zone and Bedroom Type
- 3.1.2 Average Rents (\$) by Zone and Bedroom Type
- 3.1.3 Number of Units in the Universe by Zone and Bedroom Type
- 3.1.4 Availability Rates (%) by Zone and Bedroom Type (Not available for Québec centres)
- 3.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type
- 3.1.6 Turnover Rates (%) by Zone and Bedroom Type

Available in the Halifax, Quebec, Montreal, Gatineau, Ottawa, Toronto, Hamilton, Kitchener-Cambridge-Waterloo, London, Winnipeg, Regina, Saskatoon, Edmonton, Calgary, Kelowna, Vancouver and Victoria Reports

Rental Condominium Apartment Data

- 4.1.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%)
- 4.1.2 Rental Condominium Apartments and Private Apartments in the RMS - Average Rents (\$) by Bedroom Type
- 4.1.3 Rental Condominium Apartments - Average Rents (\$) by Bedroom Type
- 4.2.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%) by Building Size
- 4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
- 4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Project Size

I.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Montréal CMA										
Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Montréal Island Zone 1	2.7 b	2.2 b -	2.5 a	2.5 b -	3.4 c	4.1 d -	2.1 c	0.5 b ↓	2.7 a	2.6 b -
Zone 2	**	**	**	0.7 a	**	**	**	0.2 b	4.8 d	1.1 d ↓
Zone 3	**	**	1.1 a	0.7 a -	0.8 a	0.3 b -	0.5 b	0.4 b -	1.0 a	**
Zone 4	3.1 c	1.7 c ↓	3.7 b	1.6 b ↓	5.4 d	4.3 d -	2.4 c	2.5 c -	4.2 d	2.8 c -
Zone 5	3.3 c	2.8 b -	2.3 a	2.2 c -	3.0 c	1.9 c -	**	1.1 a	3.2 c	2.0 b ↓
Zone 6	2.8 b	3.1 d -	1.0 a	**	0.4 b	0.5 b -	0.5 b	0.2 b -	1.1 a	1.5 d -
Zone 7	4.6 c	3.0 c -	**	0.6 a	1.4 d	0.4 b -	**	0.1 b	2.3 c	0.7 a ↓
Zone 8	4.1 d	**	**	**	**	**	**	0.1 b	3.2 d	**
Zone 9	3.0 c	1.1 a ↓	**	**	**	**	**	0.0 b	2.8 c	**
Zone 10	**	**	**	0.9 a	**	**	**	0.6 b	2.7 c	**
Zone 11	4.0 d	**	2.1 c	**	2.8 c	**	0.7 b	**	2.5 c	4.0 d -
Zone 12	2.5 c	2.8 b -	**	**	0.8 a	1.0 d -	0.2 a	**	3.4 d	**
Zone 13	2.1 c	1.2 a -	5.5 b	3.4 c ↓	3.2 c	2.9 c -	3.5 d	4.3 c -	4.0 b	3.2 c -
Zone 14	3.9 c	**	5.1 c	3.9 c -	3.7 d	3.1 d -	**	**	3.8 c	3.7 c -
Zone 15	3.6 d	2.8 c -	1.3 a	1.5 b -	1.5 b	1.2 a -	4.0 d	1.9 c ↓	1.9 a	1.5 a -
Zone 16	**	2.6 c	3.6 c	2.6 b -	2.7 c	2.9 c -	1.0 a	1.3 d -	3.0 c	2.6 c -
Zone 17	3.2 d	4.2 d -	**	1.3 d	1.9 c	0.7 b ↓	**	0.2 b	2.4 c	0.9 a ↓
Zone 18	0.7 b	5.6 d ↑	6.7 b	1.8 c ↓	2.5 b	3.0 c -	**	**	3.2 b	2.7 c -
Montréal Island (Zones 1-18)	3.6 b	3.1 c -	3.3 b	2.1 b ↓	2.5 a	2.0 b -	2.5 c	0.8 a ↓	2.9 a	2.0 a ↓
Laval Zone 19	**	0.0 d	5.2 d	**	2.3 c	**	2.4 c	1.2 a ↓	3.0 c	**
Zone 20	0.0 c	0.0 c -	1.5 a	4.8 d ↑	1.3 a	**	0.0 c	**	1.2 a	1.8 c -
Zone 21	**	5.8 b	5.4 d	5.9 c -	**	1.4 d	3.9 d	0.2 b ↓	3.6 c	2.2 c ↓
Zone 22	0.0 d	0.0 d -	3.1 d	2.0 c -	**	1.6 c	**	0.0 d	2.0 c	1.5 a -
Zone 23	**	**	0.2 a	0.0 c ↓	0.5 b	0.2 b -	0.0 c	**	0.5 a	0.1 b ↓
Zone 24	**	**	1.1 d	2.5 b ↑	0.6 a	1.1 a ↑	0.4 b	0.0 c -	0.8 a	1.5 a ↑
Laval (Zones 19-24)	2.4 c	2.7 c -	3.3 c	4.4 d -	1.6 b	1.3 a -	2.0 c	0.7 a ↓	2.1 a	1.9 c -
North-Shore Zone 25	0.0 d	**	**	1.2 d	**	1.0 d	**	0.1 b	**	0.8 a
Zone 26	0.0 d	0.0 d -	1.1 d	0.1 b ↓	**	0.9 d	**	**	2.2 c	0.8 d ↓
Zone 28	4.8 c	2.1 c ↓	2.1 c	1.1 a -	**	1.7 c	**	0.4 b	4.3 d	1.4 a ↓
Zone 29	**	**	**	**	**	**	**	0.7 b	2.9 c	**
Zone 27 & 39	**	0.0 d	1.5 d	1.4 d -	2.2 c	1.1 d -	**	**	2.1 c	1.1 a ↓
North-Shore (Zones 25-29,39)	**	1.4 a	2.2 c	**	2.5 b	1.3 a ↓	2.0 c	0.6 b ↓	2.5 b	1.2 a ↓
Laval/North-Shore (Zones 19-29,39)	**	1.9 c	2.7 b	2.9 c -	2.2 b	1.3 a ↓	2.0 c	0.6 a ↓	2.3 a	1.5 a ↓
South-Shore Zone 30	**	**	3.3 c	2.5 c -	2.8 c	2.0 c -	**	0.6 a	3.0 b	2.0 c -
Zone 31	2.5 c	3.2 d -	4.1 b	1.8 b ↓	3.1 c	2.4 c -	**	0.6 b	3.1 b	2.0 b ↓
Zone 32	3.8 d	0.0 d ↓	6.5 c	1.3 a ↓	4.1 c	2.0 c ↓	**	3.2 d	4.1 b	2.1 c ↓
Zone 33	**	0.0 d	0.5 b	0.2 b -	0.5 b	1.1 a -	**	0.3 b	0.9 a	0.8 a -
Zone 34	**	**	2.7 c	1.1 d -	0.9 a	**	**	**	1.6 c	**
Saint-Jean-sur-Richelieu (Zones 36-38)	0.9 d	**	2.4 c	**	3.8 d	0.9 a ↓	2.1 c	**	3.0 d	1.3 a ↓
South-Shore (Zones 30-34,36-38)	2.3 b	4.0 d -	3.4 b	2.0 c ↓	3.0 a	1.8 b ↓	2.4 c	1.0 a ↓	2.9 a	1.8 b ↓
Zone 35	**	0.0 d	1.4 d	0.0 c ↓	1.6 c	0.9 a -	**	**	1.6 c	1.0 a -
Suburbs (Zones 19-39)	3.8 d	2.9 c -	3.1 b	2.4 b -	2.5 a	1.5 a ↓	2.2 b	0.8 a ↓	2.6 a	1.6 a ↓
Montréal CMA	3.7 b	3.1 c -	3.3 b	2.1 b ↓	2.5 a	1.9 a ↓	2.4 b	0.8 a ↓	2.8 a	1.9 a ↓

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

I.1.2 Private Apartment Average Rents (\$) by Zone and Bedroom Type Montréal CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Montréal Island Zone 1	785 a	850 a	1,048 a	1,082 a	1,441 b	1,459 b	1,527 b	1,502 c	1,113 a	1,130 a
Zone 2	563 c	**	720 b	765 b	738 a	759 b	886 b	899 b	741 a	767 a
Zone 3	529 b	519 c	617 a	671 a	743 b	754 a	1,061 b	1,049 c	731 b	789 b
Zone 4	589 a	615 a	791 a	824 a	990 b	1,041 b	1,333 c	1,535 d	906 b	944 b
Zone 5	587 a	603 a	761 a	777 a	972 a	989 a	1,162 c	1,281 c	868 a	888 a
Zone 6	685 a	753 b	868 b	887 a	948 b	1,059 b	1,385 d	1,481 c	900 a	965 a
Zone 7	490 a	516 a	585 a	601 b	665 a	729 b	**	**	655 b	700 b
Zone 8	551 b	564 b	607 a	652 b	740 b	753 a	995 c	987 b	717 a	737 b
Zone 9	548 a	549 b	664 b	657 b	737 b	752 b	1,020 b	1,186 c	723 a	745 b
Zone 10	493 a	523 b	614 a	588 a	709 a	704 a	866 b	851 c	719 a	702 b
Zone 11	490 b	516 a	581 a	576 a	641 a	657 a	779 b	896 b	641 a	661 a
Zone 12	527 a	484 a	623 a	638 a	751 b	784 b	1,020 c	1,058 c	693 a	729 b
Zone 13	565 a	610 a	722 a	746 a	846 a	866 a	971 a	946 a	802 a	822 a
Zone 14	525 a	553 a	642 a	663 a	728 a	751 a	867 b	925 b	708 a	737 a
Zone 15	623 a	652 b	925 a	975 a	1,075 a	1,097 b	1,216 c	1,175 c	1,010 a	1,036 a
Zone 16	574 a	580 a	715 a	730 a	823 a	843 a	965 b	992 b	799 a	814 a
Zone 17	544 b	600 a	598 a	608 b	707 a	712 a	986 c	1,033 d	712 a	735 b
Zone 18	481 a	563 b	544 a	595 a	674 a	721 a	841 c	854 b	657 a	718 a
Montréal Island (Zones 1-18)	604 a	649 a	708 a	729 a	800 a	826 a	1,032 a	1,077 a	777 a	807 a
Laval Zone 19	622 a	628 a	716 a	781 b	816 a	880 a	1,064 b	1,190 b	821 a	887 a
Zone 20	575 b	592 b	607 a	620 a	716 a	729 a	893 b	851 b	700 a	709 a
Zone 21	682 a	773 a	785 a	798 a	715 a	731 a	744 a	776 a	739 a	762 a
Zone 22	521 a	523 b	645 a	675 a	696 a	710 a	773 b	793 b	688 a	708 a
Zone 23	501 b	**	686 b	660 b	730 a	761 a	909 c	1,011 d	739 a	765 a
Zone 24	560 a	496 c	594 a	640 a	735 a	771 a	845 b	867 a	728 a	769 a
Laval (Zones 19-24)	605 a	631 a	678 a	712 a	751 a	788 a	900 a	954 a	751 a	789 a
North-Shore Zone 25	475 c	531 a	606 a	666 b	736 a	736 a	885 a	885 b	758 a	765 a
Zone 26	484 d	563 d	657 b	766 b	734 a	777 a	794 a	885 b	734 a	802 a
Zone 28	545 a	537 a	604 a	617 a	725 a	742 a	804 a	870 a	719 a	743 a
Zone 29	455 b	519 b	574 b	607 a	688 a	689 a	800 b	831 a	669 a	695 a
Zone 27 & 39	514 a	528 a	644 a	682 a	760 a	769 a	873 b	915 c	751 a	769 a
North-Shore (Zones 25-29,39)	475 a	529 a	606 a	646 a	727 a	744 a	828 a	869 a	721 a	753 a
Laval/North-Shore (Zones 19-29,39)	511 a	564 a	639 a	676 a	736 a	761 a	847 a	890 a	732 a	766 a
South-Shore Zone 30	548 b	538 c	663 a	662 a	758 a	783 a	799 a	825 a	733 a	745 a
Zone 31	568 b	613 b	674 a	742 b	765 a	809 a	871 a	887 b	753 a	799 a
Zone 32	523 a	529 a	644 a	663 a	731 a	757 a	822 a	800 a	732 a	747 a
Zone 33	512 a	568 b	625 a	639 a	774 a	780 a	846 a	911 b	763 a	788 a
Zone 34	476 b	483 b	617 a	591 b	730 a	796 a	825 a	859 a	727 a	769 a
Saint-Jean-sur-Richelieu (Zones 36-38)	480 a	478 a	551 a	577 a	690 a	727 a	715 a	745 a	666 a	697 a
South-Shore (Zones 30-34,36-38)	535 a	540 b	643 a	665 a	743 a	775 a	797 a	820 a	725 a	752 a
Zone 35	481 b	480 b	588 a	611 b	796 a	840 a	835 a	893 b	772 a	818 a
Suburbs (Zones 19-39)	522 a	549 a	641 a	670 a	740 a	769 a	823 a	859 a	730 a	761 a
Montréal CMA	597 a	641 a	698 a	720 a	782 a	809 a	965 a	1,007 a	766 a	796 a

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

I.1.3 Number of Private Apartment Units in the Universe by Zone and Bedroom Type Montréal CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Montréal Island Zone 1	5,432	5,948	8,673	9,199	6,829	7,579	1,407	1,413	22,341	24,139
Zone 2	1,680	1,681	8,770	8,959	15,864	16,075	4,119	4,148	30,433	30,863
Zone 3	512	518	3,449	3,453	12,427	12,482	1,695	1,718	18,083	18,171
Zone 4	3,058	2,970	9,412	9,434	12,433	12,447	2,515	2,512	27,418	27,363
Zone 5	3,927	3,977	15,502	15,526	16,878	16,957	3,480	3,517	39,787	39,977
Zone 6	8,330	8,331	11,207	11,213	16,438	16,617	4,159	4,174	40,134	40,335
Zone 7	4,081	4,049	9,929	10,031	22,360	22,612	3,864	3,876	40,234	40,568
Zone 8	3,153	3,228	7,341	7,435	13,590	13,778	4,289	4,302	28,373	28,743
Zone 9	5,371	5,302	11,918	12,131	22,067	22,213	3,985	4,010	43,341	43,656
Zone 10	605	600	4,047	4,099	19,195	19,375	3,667	3,715	27,514	27,789
Zone 11	765	759	3,673	3,689	14,858	14,951	2,454	2,465	21,750	21,864
Zone 12	2,710	2,751	8,564	8,684	15,541	15,781	2,180	2,210	28,995	29,426
Zone 13	748	727	5,162	5,194	8,113	8,165	1,763	1,783	15,786	15,869
Zone 14	713	747	3,249	3,245	6,267	6,240	1,110	1,142	11,339	11,374
Zone 15	188	188	1,021	1,059	1,486	1,547	399	402	3,094	3,196
Zone 16	510	520	2,498	2,526	5,684	5,638	981	953	9,673	9,637
Zone 17	763	759	4,430	4,453	12,788	12,906	2,373	2,378	20,354	20,496
Zone 18	245	249	1,587	1,605	8,455	8,496	1,366	1,382	11,653	11,732
Montréal Island (Zones 1-18)	42,791	43,304	120,432	121,935	231,273	233,859	45,806	46,100	440,302	445,198
Laval Zone 19	163	164	2,138	2,268	5,838	6,172	1,072	1,093	9,211	9,697
Zone 20	204	203	1,483	1,514	4,759	4,852	616	624	7,062	7,193
Zone 21	168	168	484	493	1,097	1,145	753	746	2,502	2,552
Zone 22	53	52	697	705	1,652	1,659	217	218	2,619	2,634
Zone 23	18	18	537	524	1,793	1,833	366	371	2,714	2,746
Zone 24	53	63	258	273	1,358	1,407	315	334	1,984	2,077
Laval (Zones 19-24)	659	668	5,597	5,777	16,497	17,068	3,339	3,386	26,092	26,899
North-Shore Zone 25	159	163	891	901	6,653	7,187	1,341	1,373	9,044	9,624
Zone 26	92	95	972	1,082	8,245	8,555	1,675	1,730	10,984	11,462
Zone 28	156	150	787	771	3,772	3,975	1,020	1,040	5,735	5,936
Zone 29	490	491	2,660	2,735	7,483	7,717	1,600	1,703	12,233	12,646
Zone 27 & 39	95	91	1,258	1,340	4,006	4,537	714	787	6,073	6,755
North-Shore (Zones 25-29,39)	992	990	6,568	6,829	30,159	31,971	6,350	6,633	44,069	46,423
Laval/North-Shore (Zones 19-29,39)	1,651	1,658	12,165	12,606	46,656	49,039	9,689	10,019	70,161	73,322
South-Shore Zone 30	747	758	5,705	5,820	10,858	11,024	3,881	3,924	21,191	21,526
Zone 31	526	525	3,475	3,647	7,722	8,207	2,163	2,248	13,886	14,627
Zone 32	69	105	915	1,052	4,350	4,749	1,092	1,165	6,426	7,071
Zone 33	149	150	596	603	2,979	3,061	996	992	4,720	4,806
Zone 34	72	73	341	349	1,273	1,424	558	575	2,244	2,421
Saint-Jean-sur-Richelieu (Zones 36-38)	340	351	1,663	1,675	8,682	8,757	2,163	2,194	12,848	12,977
South-Shore (Zones 30-34,36-38)	1,903	1,962	12,695	13,146	35,864	37,222	10,853	11,098	61,315	63,428
Zone 35	50	54	269	283	1,620	2,028	385	430	2,324	2,795
Suburbs (Zones 19-39)	3,604	3,674	25,129	26,035	84,140	88,289	20,927	21,547	133,800	139,545
Montréal CMA	46,395	46,978	145,561	147,970	315,413	322,148	66,733	67,647	574,102	584,743

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent¹ by Zone and Bedroom Type Montréal CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18
Montréal Island Zone 1	++	3.5 c	2.6 c	3.2 c	2.6 c	3.6 d	**	++	2.1 c	3.2 c
Zone 2	**	++	3.8 d	2.8 c	**	2.8 c	**	2.5 c	3.1 d	2.6 c
Zone 3	++	4.2 d	1.2 a	++	++	++	++	++	++	++
Zone 4	2.2 c	3.0 b	2.2 c	3.6 c	1.5 c	**	**	3.3 d	2.3 c	3.4 c
Zone 5	2.3 c	3.4 d	2.3 c	2.2 c	2.8 c	2.2 c	**	3.2 d	2.8 b	2.5 c
Zone 6	2.7 c	2.9 b	2.8 c	3.0 c	++	++	++	3.5 d	3.0 c	2.2 c
Zone 7	2.1 c	5.6 c	3.7 d	3.3 d	**	5.2 d	4.1 d	++	3.0 c	3.9 c
Zone 8	**	5.0 d	**	4.8 c	++	**	++	++	1.1 d	5.7 c
Zone 9	3.2 d	3.0 c	1.3 d	1.4 d	1.8 c	2.7 c	2.1 b	2.0 c	2.3 c	2.0 c
Zone 10	++	**	2.0 c	++	**	**	++	++	2.1 c	++
Zone 11	4.9 d	++	4.1 d	++	3.3 d	3.4 d	++	++	2.9 c	1.5 c
Zone 12	2.6 c	2.7 c	2.9 c	2.9 b	1.6 c	2.6 c	**	**	2.1 c	2.3 b
Zone 13	2.8 c	++	1.4 a	1.6 c	2.0 c	1.6 c	1.9 c	2.0 b	2.0 b	1.3 a
Zone 14	**	5.0 d	1.3 d	1.6 c	++	1.6 c	++	**	++	2.5 c
Zone 15	++	3.3 d	1.7 c	2.9 a	2.5 c	2.1 b	++	**	1.6 c	2.5 a
Zone 16	3.4 c	3.2 d	3.9 c	1.8 c	4.4 b	1.4 d	5.5 d	++	4.2 c	1.7 c
Zone 17	++	13.0 c	1.3 d	2.0 c	2.5 c	2.8 c	++	++	++	4.1 c
Zone 18	-1.4 d	++	++	4.3 c	1.8 c	2.3 c	++	3.6 c	1.4 d	3.0 b
Montréal Island (Zones 1-18)	3.3 d	3.8 b	2.4 a	2.2 a	2.1 b	3.1 b	3.7 d	2.6 b	2.3 a	2.6 a
Laval Zone 19	**	1.8 c	1.7 b	1.7 b	3.0 b	2.1 b	2.6 b	2.2 b	2.6 a	2.1 a
Zone 20	**	++	2.5 c	**	2.8 c	++	**	++	2.6 c	2.3 c
Zone 21	**	4.1 c	4.1 d	1.4 a	5.4 d	1.0 a	3.2 d	2.3 c	3.3 d	2.2 c
Zone 22	++	1.3 d	1.6 c	2.7 b	0.8 d	++	0.7 b	1.4 d	0.8 d	1.4 a
Zone 23	**	**	2.1 c	++	**	++	++	**	1.9 c	1.2 d
Zone 24	++	++	++	2.9 c	2.0 c	1.3 d	**	++	1.7 c	1.4 d
Laval (Zones 19-24)	**	2.4 c	2.1 b	2.0 b	2.7 a	1.5 b	2.4 b	2.6 b	2.3 a	1.9 b
North-Shore Zone 25	3.2 d	**	++	++	2.9 c	++	**	++	2.3 c	++
Zone 26	++	++	3.4 d	++	1.3 a	3.9 c	2.7 c	4.0 d	1.6 c	3.0 d
Zone 28	6.3 c	-1.4 a	3.2 d	1.4 d	++	++	**	++	++	**
Zone 29	++	**	++	3.6 d	++	**	++	++	++	**
Zone 27 & 39	++	**	1.8 c	1.3 a	1.4 a	1.6 c	**	++	1.9 c	1.4 a
North-Shore (Zones 25-29,39)	2.3 c	1.6 c	2.2 c	2.0 c	1.3 a	2.1 c	2.5 c	1.8 c	1.5 a	2.1 b
Laval/North-Shore (Zones 19-29,39)	3.6 d	1.9 c	2.1 b	2.0 c	1.9 b	1.9 b	2.4 b	2.1 c	1.8 b	2.0 b
South-Shore Zone 30	1.5 a	2.9 b	1.7 b	2.1 c	1.8 b	2.9 a	1.5 c	2.6 b	1.8 b	2.6 a
Zone 31	++	**	1.3 a	2.0 c	2.3 b	1.7 c	2.4 c	++	1.8 b	2.2 b
Zone 32	2.4 b	++	3.1 d	++	1.7 c	++	2.4 b	**	2.1 c	0.8 a
Zone 33	**	++	2.8 c	3.1 d	1.7 c	1.8 c	1.2 a	**	2.0 c	1.7 b
Zone 34	-2.2 c	**	**	++	++	++	++	**	++	1.5 d
Saint-Jean-sur-Richelieu (Zones 36-38)	++	++	1.7 c	**	++	3.1 d	0.9 d	1.8 c	1.1 a	2.5 b
South-Shore (Zones 30-34,36-38)	1.4 a	2.5 b	1.7 b	1.9 b	1.7 a	2.3 a	1.7 b	1.5 a	1.7 a	2.2 a
Zone 35	++	++	2.2 c	2.8 c	3.5 d	++	++	++	3.0 d	++
Suburbs (Zones 19-39)	2.5 c	2.2 b	1.9 a	2.0 b	1.8 a	2.0 a	2.0 a	1.8 b	1.8 a	2.1 a
Montréal CMA	3.2 d	3.6 a	2.3 a	2.1 a	2.1 a	2.8 a	3.2 d	2.3 b	2.2 a	2.5 a

¹The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

I.1.6 Private Apartment Turnover Rates (%) by Zone and Bedroom Type Montréal CMA												
Zone	Bachelor			1 Bedroom			2 Bedroom			3 Bedroom +		
	Oct-17	Oct-18		Oct-17	Oct-18		Oct-17	Oct-18		Oct-17	Oct-18	
Montréal Island Zone 1	27.9 d	**		29.2 a	25.0 d -		27.4 d	21.8 d ↓		**	**	
Zone 2	**	**		**	**		**	**		**	**	
Zone 3	**	**		**	**		**	**		**	**	
Zone 4	18.3 d	20.2 d -		15.7 d	19.5 d ↑		**	**		**	12.4 d	
Zone 5	29.4 d	23.8 d ↓		18.8 a	21.4 d -		18.2 d	20.7 d -		**	**	
Zone 6	**	28.7 d		**	**		**	**		**	**	
Zone 7	22.5 d	20.9 d -		**	**		**	**		**	**	
Zone 8	**	**		**	**		**	**		**	**	
Zone 9	22.8 d	**		**	**		**	**		**	**	
Zone 10	**	**		**	**		**	**		**	**	
Zone 11	**	**		**	**		**	**		**	**	
Zone 12	**	13.8 d		**	**		**	**		**	**	
Zone 13	14.7 d	**		21.7 a	20.2 d -		18.0 d	17.3 d -		**	**	
Zone 14	21.9 d	14.7 d ↓		17.3 d	15.6 d -		**	17.6 d		14.4 d	**	
Zone 15	10.7 d	28.9 a ↑		13.8 c	20.4 a ↑		14.8 c	18.8 a ↑		**	**	
Zone 16	**	**		16.3 d	19.6 d -		17.8 d	14.8 c ↓		13.8 d	8.5 c ↓	
Zone 17	**	**		**	**		**	**		**	**	
Zone 18	**	**		**	**		12.6 d	**		**	**	
Montréal Island (Zones 1-18)	25.3 a	22.2 a ↓		17.6 a	20.1 a ↑		15.9 a	15.2 a -		13.8 d	**	
Laval Zone 19	**	**		16.8 d	**		14.3 c	13.9 d -		15.0 d	**	
Zone 20	**	**		**	14.6 d		14.9 c	14.9 d -		**	**	
Zone 21	**	17.7 d		24.0 d	**		20.1 d	**		**	**	
Zone 22	**	**		**	30.0 d		15.0 d	18.6 d -		**	**	
Zone 23	**	**		**	**		15.0 c	12.8 d -		**	**	
Zone 24	**	**		**	**		12.6 c	12.1 d -		**	**	
Laval (Zones 19-24)	16.7 d	**		18.3 a	18.3 d -		14.8 a	14.5 c -		14.4 c	12.7 d -	
North-Shore Zone 25	**	**		**	**		**	**		**	**	
Zone 26	**	**		**	**		**	14.9 d		**	**	
Zone 28	13.5 d	28.0 d ↑		**	**		**	14.5 d		**	**	
Zone 29	**	**		**	**		**	**		**	**	
Zone 27 & 39	**	**		18.2 d	14.3 d -		20.8 d	**		**	**	
North-Shore (Zones 25-29,39)	**	**		15.2 d	**		19.8 d	17.4 d -		**	**	
Laval/North-Shore (Zones 19-29,39)	**	**		16.6 d	19.7 d -		17.9 a	16.2 a -		**	13.7 d	
South-Shore Zone 30	**	**		20.9 d	17.0 d -		16.4 d	15.9 d -		**	**	
Zone 31	**	**		17.1 d	13.6 c ↓		17.5 d	13.3 d ↓		**	**	
Zone 32	**	**		14.4 d	**		16.0 d	14.7 c -		11.0 d	**	
Zone 33	**	**		**	26.1 d		16.2 d	**		**	**	
Zone 34	**	**		13.5 d	**		18.3 d	13.6 d -		**	**	
Saint-Jean-sur-Richelieu (Zones 36-38)	**	**		**	**		19.6 d	**		17.4 d	13.4 d -	
South-Shore (Zones 30-34,36-38)	**	**		19.4 d	16.6 a ↓		17.3 a	15.0 a ↓		16.5 d	14.7 c -	
Zone 35	**	**		**	**		17.9 d	20.9 d -		**	**	
Suburbs (Zones 19-39)	23.4 d	22.9 d -		18.1 a	18.2 a -		17.6 a	15.8 a ↓		16.4 d	14.3 c -	
Montréal CMA	25.1 a	22.3 a ↓		17.6 a	19.8 a ↑		16.4 a	15.4 a -		14.6 c	16.6 d -	

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type Montréal CMA															
Year of Construction	Bachelor			1 Bedroom			2 Bedroom			3 Bedroom +			Total		
	Oct-17	Oct-18		Oct-17	Oct-18		Oct-17	Oct-18		Oct-17	Oct-18		Oct-17	Oct-18	
Montréal Island (Zones 1-18)															
Unknown	**	**		**	**		**	**		**	0.4 b		3.9 d	**	
Pre 1940	**	**		2.3 c	**		2.8 c	**		0.9 a	0.6 b -		2.5 c	1.4 a	
1940 - 1959	3.2 c	4.1 d -		4.1 d	**		2.7 c	1.7 c -		**	**		3.2 c	2.7 c	
1960 - 1974	4.0 a	2.4 a ↓		3.4 a	2.2 a ↓		2.4 a	2.0 c -		1.2 a	0.8 a -		2.9 a	2.0 a ↓	
1975 - 1989	1.5 c	**		1.5 a	1.1 a ↓		1.5 a	1.5 c -		**	0.5 a		1.6 b	1.7 c -	
1990 - 2004	1.3 a	1.0 a -		5.4 c	0.9 a ↓		1.2 d	0.8 d -		0.2 b	0.1 b -		2.2 b	0.7 a ↓	
2005+	**	2.4 c		3.4 d	2.3 c -		**	**		**	**		4.3 d	2.6 c	
Total	3.6 b	3.1 c -		3.3 b	2.1 b ↓		2.5 a	2.0 b -		2.5 c	0.8 a ↓		2.9 a	2.0 a ↓	
Laval (Zones 19-24)															
Unknown	2.2 b	5.5 a ↑		4.9 a	3.1 a ↓		2.1 b	1.6 b -		**	**		3.9 a	2.9 a ↓	
Pre 1940	**	**		**	**		**	**		**	**		**	**	
1940 - 1959	**	**		**	**		**	**		**	**		**	**	
1960 - 1974	**	**		2.6 b	5.1 c ↑		3.0 d	1.6 c -		2.6 c	1.0 d ↓		2.8 b	2.5 b -	
1975 - 1989	**	0.0 c		1.7 b	1.1 a -		0.8 a	0.6 a -		0.4 b	0.0 c ↓		1.0 a	0.6 a -	
1990 - 2004	**	**		**	**		**	0.3 b		**	**		**	0.2 b	
2005+	**	**		**	**		**	**		**	0.4 b		**	**	
Total	2.4 c	2.7 c -		3.3 c	4.4 d -		1.6 b	1.3 a -		2.0 c	0.7 a ↓		2.1 a	1.9 c -	
North-Shore (Zones 25-29,39)															
Unknown	**	**		**	**		**	**		**	**		**	**	
Pre 1940	**	**		**	**		**	0.3 b		**	**		**	0.7 b	
1940 - 1959	**	**		**	**		**	**		**	**		**	**	
1960 - 1974	**	**		**	2.1 c		**	**		**	**		2.9 c	2.5 c -	
1975 - 1989	**	**		1.3 a	**		2.0 b	1.3 a -		**	0.7 b		2.1 b	1.7 c -	
1990 - 2004	**	**		0.6 b	**		**	0.8 d		**	0.5 b		**	0.6 b	
2005+	**	**		**	0.3 b		**	0.5 b		**	0.3 b		3.0 d	0.4 a ↓	
Total	**	1.4 a		2.2 c	**		2.5 b	1.3 a ↓		2.0 c	0.6 b ↓		2.5 b	1.2 a ↓	
South-Shore (Zones 30-34,36-38)															
Unknown	8.4 c	**		**	2.1 c		**	**		0.7 b	**		3.8 d	**	
Pre 1940	0.0 d	0.0 d -		**	**		**	**		**	**		**	**	
1940 - 1959	**	**		0.6 b	**		**	**		**	**		**	**	
1960 - 1974	2.6 c	**		4.0 c	2.7 c -		3.2 d	2.4 c -		**	1.1 d		3.6 c	2.2 c ↓	
1975 - 1989	2.2 c	2.6 c -		3.2 b	1.7 c ↓		3.2 b	1.4 a ↓		2.2 c	1.3 a -		3.0 b	1.5 b ↓	
1990 - 2004	**	0.0 d		1.1 a	0.6 b -		1.4 d	1.5 d -		0.4 b	0.6 b -		1.0 a	1.1 d -	
2005+	0.0 d	**		**	1.9 c		2.1 c	0.9 d -		0.3 b	0.4 b -		2.1 c	1.1 d -	
Total	2.3 b	4.0 d -		3.4 b	2.0 c ↓		3.0 a	1.8 b ↓		2.4 c	1.0 a ↓		2.9 a	1.8 b ↓	
Montréal CMA															
Unknown	**	1.5 c		4.5 d	**		**	**		**	0.4 b		3.9 d	2.1 c -	
Pre 1940	**	**		2.4 c	**		2.9 c	**		1.0 a	0.6 b -		2.6 c	1.5 a -	
1940 - 1959	3.1 c	4.2 d -		4.1 d	**		2.5 c	1.6 c -		**	**		3.2 c	2.5 c -	
1960 - 1974	4.0 a	2.4 a ↓		3.4 a	2.4 a ↓		2.5 a	2.1 b -		2.2 c	0.9 a ↓		2.9 a	2.1 a ↓	
1975 - 1989	2.0 b	**		1.9 a	1.5 b -		1.9 a	1.3 a ↓		2.3 c	0.7 a ↓		1.9 a	1.5 b -	
1990 - 2004	1.4 a	0.9 a -		3.6 b	0.5 a ↓		1.9 c	0.9 a -		0.2 b	0.5 b -		1.8 b	0.7 a ↓	
2005+	**	2.5 c		3.4 d	2.9 c -		3.4 d	1.8 c -		**	0.6 b		3.3 d	1.9 c -	
Total	3.7 b	3.1 c -		3.3 b	2.1 b ↓		2.5 a	1.9 a ↓		2.4 b	0.8 a ↓		2.8 a	1.9 a ↓	

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

1.2.2 Private Apartment Average Rents (\$) by Year of Construction and Bedroom Type Montréal CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Montréal Island (Zones 1-18)										
Unknown	524 b	528 b	632 b	653 b	760 b	739 b	1,051 c	1,121 c	761 b	753 b
Pre 1940	634 b	728 d	700 b	702 a	812 a	888 b	1,116 b	1,151 b	814 a	858 a
1940 - 1959	540 a	555 a	645 a	672 a	740 a	772 a	950 b	1,019 b	703 a	744 a
1960 - 1974	615 a	632 a	737 a	740 a	809 a	806 a	952 b	970 b	767 a	777 a
1975 - 1989	705 a	775 a	744 a	798 a	795 a	833 a	1,011 b	1,087 b	797 a	841 a
1990 - 2004	591 a	709 a	761 a	833 b	816 b	880 b	1,123 a	1,199 a	857 b	945 b
2005+	820 c	946 b	925 b	1,088 c	1,306 b	1,282 b	1,178 c	1,255 d	1,078 b	1,165 b
Total	604 a	649 a	708 a	729 a	800 a	826 a	1,032 a	1,077 a	777 a	807 a
Laval (Zones 19-24)										
Unknown	838 a	860 a	969 a	1,008 a	1,060 a	1,115 a	**	**	1,052 a	1,093 a
Pre 1940	**	**	**	**	**	**	**	**	**	**
1940 - 1959	**	**	574 b	580 b	646 a	665 a	838 b	817 c	642 a	660 a
1960 - 1974	539 a	561 b	623 a	630 a	709 a	721 a	805 a	833 a	697 a	711 a
1975 - 1989	525 a	547 a	627 a	647 a	723 a	737 a	858 a	903 a	717 a	735 a
1990 - 2004	**	**	756 c	758 d	793 a	774 a	997 d	1,050 d	812 a	823 a
2005+	**	**	1,046 c	1,108 c	974 b	1,111 b	1,192 a	1,517 c	1,006 b	1,139 b
Total	605 a	631 a	678 a	712 a	751 a	788 a	900 a	954 a	751 a	789 a
North-Shore (Zones 25-29,39)										
Unknown	463 d	**	581 c	600 b	684 b	728 d	807 b	800 b	665 b	705 b
Pre 1940	456 c	**	618 b	637 c	586 c	652 b	660 c	**	589 b	639 b
1940 - 1959	**	**	**	558 b	570 c	**	**	**	526 d	616 c
1960 - 1974	509 b	538 a	572 a	622 a	658 a	668 b	788 a	796 a	653 a	678 a
1975 - 1989	499 a	508 a	585 a	595 a	673 a	684 a	779 a	814 a	674 a	688 a
1990 - 2004	**	**	626 b	642 b	757 b	765 a	809 a	831 a	752 a	761 a
2005+	**	**	782 b	858 b	876 a	901 a	959 a	1,007 a	891 a	930 a
Total	475 a	529 a	606 a	646 a	727 a	744 a	828 a	869 a	721 a	753 a
South-Shore (Zones 30-34,36-38)										
Unknown	750 c	**	793 b	**	742 b	761 c	834 b	**	768 b	756 c
Pre 1940	529 c	532 b	518 b	628 c	670 b	**	752 c	713 b	645 b	673 c
1940 - 1959	482 c	437 d	543 c	545 b	666 b	692 b	746 c	**	639 b	646 b
1960 - 1974	500 a	529 a	631 a	658 a	715 a	734 a	774 a	780 a	698 a	716 a
1975 - 1989	514 a	540 a	641 a	636 a	707 a	721 a	775 a	821 a	697 a	711 a
1990 - 2004	527 b	546 c	701 b	702 b	796 a	824 a	813 a	838 a	790 a	814 a
2005+	834 d	841 c	885 a	1,041 b	937 a	1,000 a	999 a	1,074 b	941 a	1,011 a
Total	535 a	540 b	643 a	665 a	743 a	775 a	797 a	820 a	725 a	752 a
Montréal CMA										
Unknown	535 b	559 b	642 b	662 b	760 a	747 b	1,031 c	1,077 c	761 b	760 b
Pre 1940	626 b	720 d	697 a	701 a	806 a	883 b	1,096 b	1,145 b	808 a	853 a
1940 - 1959	538 a	550 a	641 a	664 a	734 a	765 a	937 b	1,002 b	698 a	737 a
1960 - 1974	607 a	626 a	720 a	727 a	785 a	789 a	887 a	912 a	752 a	764 a
1975 - 1989	666 a	722 a	693 a	728 a	740 a	760 a	880 a	927 a	743 a	770 a
1990 - 2004	588 b	700 a	727 a	759 a	787 a	821 a	941 b	994 b	808 a	852 a
2005+	812 b	935 a	913 b	1,054 b	1,028 b	1,057 a	1,054 b	1,109 a	995 a	1,060 a
Total	597 a	641 a	698 a	720 a	782 a	809 a	965 a	1,007 a	766 a	796 a

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

1.2.3 Private Apartment Turnover Rates (%) by Year of Construction and Bedroom Type Montréal CMA															
Year of Construction	Bachelor			1 Bedroom			2 Bedroom			3 Bedroom +			Total		
	Oct-17	Oct-18		Oct-17	Oct-18		Oct-17	Oct-18		Oct-17	Oct-18		Oct-17	Oct-18	
Montréal Island (Zones 1-18)															
Unknown	**	**		**	**		**	**		**	**		**	**	
Pre 1940	**	**		**	**		**	**		**	**		16.3 d	17.9 d	
1940 - 1959	**	19.7 d		16.6 d	18.2 d	-	15.6 d	13.2 c	-	**	**		17.2 d	15.4 d	
1960 - 1974	25.7 a	25.3 d	-	19.6 a	20.1 a	-	16.7 d	17.1 d	-	**	**		18.4 a	18.8 a	-
1975 - 1989	23.2 d	**		20.1 d	18.6 d	-	11.5 c	13.5 c	-	**	**		15.0 d	15.5 d	-
1990 - 2004	28.6 d	**		10.5 d	**		**	**		**	**		**	10.8 d	
2005+	**	**		**	**		**	**		**	**		**	**	
Total	25.3 a	22.2 a	↓	17.6 a	20.1 a	↑	15.9 a	15.2 a	-	13.8 d	**		17.2 a	17.8 a	-
Laval (Zones 19-24)															
Unknown	18.7 a	**		20.5 a	**		23.9 a	**		**	**		20.4 a	**	
Pre 1940	**	**		**	**		**	**		**	**		**	**	
1940 - 1959	**	**		**	**		**	**		**	**		**	**	
1960 - 1974	**	**		16.2 d	16.8 d	-	17.5 d	15.6 d	-	14.4 d	**		16.4 a	15.2 d	-
1975 - 1989	**	**		19.8 d	16.7 d	-	13.1 c	12.9 c	-	13.6 d	11.4 d	-	14.4 a	13.5 c	-
1990 - 2004	**	**		**	**		14.1 d	**		**	**		**	**	
2005+	**	**		**	**		**	**		**	**		**	**	
Total	16.7 d	**		18.3 a	18.3 d	-	14.8 a	14.5 c	-	14.4 c	12.7 d	-	15.5 a	15.1 a	-
North-Shore (Zones 25-29,39)															
Unknown	**	**		**	**		**	**		**	**		**	**	
Pre 1940	**	**		**	**		**	**		**	**		**	**	
1940 - 1959	**	**		**	**		**	**		**	**		**	**	
1960 - 1974	**	**		**	**		**	**		**	**		12.9 d	**	
1975 - 1989	**	**		**	13.9 d		20.0 d	14.7 c	↓	**	**		16.8 d	14.8 c	-
1990 - 2004	**	**		**	**		**	**		**	**		**	**	
2005+	**	**		**	**		**	**		**	**		**	**	
Total	**	**		15.2 d	**		19.8 d	17.4 d	-	**	**		18.5 d	17.2 d	-
South-Shore (Zones 30-34,36-38)															
Unknown	**	**		**	**		**	**		**	**		17.8 d	**	
Pre 1940	**	**		**	**		**	**		**	**		**	**	
1940 - 1959	**	**		**	**		**	**		**	**		**	**	
1960 - 1974	**	**		19.9 d	20.0 d	-	19.8 d	15.0 c	↓	**	**		19.7 d	17.5 d	-
1975 - 1989	**	**		22.3 d	14.7 c	↓	16.7 a	14.1 c	↓	15.1 d	13.6 d	-	17.8 a	14.2 a	↓
1990 - 2004	**	**		13.0 d	**		15.0 d	**		14.0 d	**		14.4 c	16.8 d	-
2005+	**	**		**	**		13.5 d	**		**	**		16.6 d	**	
Total	**	**		19.4 d	16.6 a	↓	17.3 a	15.0 a	↓	16.5 d	14.7 c	-	17.9 a	15.7 a	↓
Montréal CMA															
Unknown	**	**		**	**		**	**		**	**		**	**	
Pre 1940	**	**		**	**		**	**		**	**		16.2 d	17.9 d	-
1940 - 1959	**	20.0 d		16.3 d	18.2 d	-	16.0 d	13.3 c	-	**	**		17.2 d	15.5 d	-
1960 - 1974	25.7 a	25.5 a	-	19.3 a	20.0 a	-	17.0 a	16.6 d	-	12.1 d	14.7 d	-	18.3 a	18.5 a	-
1975 - 1989	22.5 d	**		20.1 a	17.3 a	↓	14.4 a	13.9 a	-	12.2 c	12.9 c	-	15.9 a	14.9 a	-
1990 - 2004	**	**		12.7 d	**		**	16.5 d		**	**		20.0 d	16.1 d	-
2005+	**	**		**	**		**	18.5 d		**	**		19.2 d	21.1 d	-
Total	25.1 a	22.3 a	↓	17.6 a	19.8 a	↑	16.4 a	15.4 a	-	14.6 c	16.6 d	-	17.3 a	17.4 a	-

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Montréal CMA												
Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total			
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Montréal Island (Zones 1-18)												
3 to 5 Units	**	**	3.7 d	**	2.1 c	2.0 c	**	0.3 b	2.7 b	1.8 c	-	-
6 to 19 Units	4.9 c	3.7 d	2.8 b	2.2 c	2.8 b	1.8 b	2.2 c	1.5 a	2.9 a	2.0 b	-	-
20 to 49 Units	4.0 a	3.1 b	3.1 a	2.4 a	2.2 a	1.9 a	2.0 a	2.5 b	2.9 a	2.4 a	-	-
50 to 99 Units	3.2 b	2.1 b	4.3 a	1.9 a	3.5 b	2.7 b	4.7 c	1.9 c	3.8 a	2.2 a	-	-
100+ Units	2.6 a	1.5 a	3.1 b	1.9 a	3.8 a	2.5 b	5.2 b	2.3 b	3.3 a	2.0 a	-	-
Total	3.6 b	3.1 c	3.3 b	2.1 b	2.5 a	2.0 b	2.5 c	0.8 a	2.9 a	2.0 a	-	-
Laval (Zones 19-24)												
3 to 5 Units	**	**	**	0.6 b	**	**	**	0.5 b	**	0.7 b	-	-
6 to 19 Units	0.0 c	**	1.6 c	4.8 d	1.4 a	0.7 a	**	0.2 b	1.5 a	1.3 a	-	-
20 to 49 Units	2.5 c	**	3.6 b	3.2 c	2.5 a	2.1 b	1.9 b	0.7 b	2.9 a	2.4 a	-	-
50 to 99 Units	**	**	0.9 a	0.0 c	1.0 a	1.4 a	0.0 d	1.4 a	0.8 a	1.0 a	-	-
100+ Units	2.2 c	5.5 a	4.6 b	**	3.8 d	5.7 d	3.6 b	2.3 a	4.0 c	**	-	-
Total	2.4 c	2.7 c	3.3 c	4.4 d	1.6 b	1.3 a	2.0 c	0.7 a	2.1 a	1.9 c	-	-
North-Shore (Zones 25-29,39)												
3 to 5 Units	**	**	**	**	3.0 d	**	**	0.0 b	2.7 c	1.0 d	-	-
6 to 19 Units	**	**	1.1 a	0.3 b	2.1 c	1.4 a	3.5 d	**	2.3 b	1.3 a	-	-
20 to 49 Units	1.8 c	1.6 c	2.1 b	2.4 b	3.3 c	1.6 b	4.0 d	**	2.8 a	1.9 b	-	-
50 to 99 Units	8.3 a	3.1 d	3.2 c	0.7 a	4.0 d	1.4 a	1.1 a	**	3.7 c	1.3 a	-	-
100+ Units	**	**	**	**	**	**	**	**	**	**	-	-
Total	**	1.4 a	2.2 c	**	2.5 b	1.3 a	2.0 c	0.6 b	2.5 b	1.2 a	-	-
South-Shore (Zones 30-34,36-38)												
3 to 5 Units	**	**	**	**	**	**	**	0.6 b	3.0 c	**	-	-
6 to 19 Units	**	**	3.7 d	**	2.3 b	1.6 c	1.9 c	0.9 a	2.4 a	1.7 c	-	-
20 to 49 Units	2.2 c	2.8 c	4.1 b	2.0 a	3.3 b	1.8 a	1.9 c	2.4 c	3.4 a	2.0 a	-	-
50 to 99 Units	0.0 c	**	2.1 b	1.6 c	4.1 b	3.0 c	1.9 c	2.5 c	3.0 a	2.3 c	-	-
100+ Units	8.0 a	4.8 c	6.0 a	1.0 a	5.0 a	2.2 b	2.6 b	2.6 c	5.4 a	1.8 b	-	-
Total	2.3 b	4.0 d	3.4 b	2.0 c	3.0 a	1.8 b	2.4 c	1.0 a	2.9 a	1.8 b	-	-
Montréal CMA												
3 to 5 Units	**	**	3.6 d	**	2.2 c	1.9 c	2.3 c	0.3 b	2.7 b	1.7 c	-	-
6 to 19 Units	4.8 c	3.8 d	2.7 a	2.2 c	2.5 a	1.6 a	2.2 b	1.3 a	2.6 a	1.8 a	-	-
20 to 49 Units	3.8 a	3.1 b	3.2 a	2.4 a	2.5 a	1.9 a	2.1 a	2.3 b	3.0 a	2.3 a	-	-
50 to 99 Units	3.2 b	2.0 a	4.0 a	1.8 a	3.5 b	2.6 a	3.8 c	2.0 b	3.7 a	2.1 a	-	-
100+ Units	2.7 a	1.6 a	3.4 a	2.2 b	3.9 a	2.8 b	4.6 b	2.4 b	3.4 a	2.3 a	-	-
Total	3.7 b	3.1 c	3.3 b	2.1 b	2.5 a	1.9 a	2.4 b	0.8 a	2.8 a	1.9 a	-	-

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

1.3.2 Private Apartment Average Rents (\$) by Structure Size and Bedroom Type Montréal CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Montréal Island (Zones 1-18)										
3 to 5 Units	541	b **	636	a 648	a 750	a 776	a 1,020	b 1,072	b 762	a 789
6 to 19 Units	540	a 558	a 653	a 667	a 720	a 752	a 925	a 925	a 707	a 733
20 to 49 Units	547	a 576	a 681	a 698	a 837	a 856	a 1,041	a 1,087	a 722	a 746
50 to 99 Units	610	a 657	a 779	a 813	a 989	a 1,016	a 1,287	b 1,311	b 821	a 862
100+ Units	775	a 824	a 1,006	a 1,053	a 1,321	a 1,364	a 1,910	b 2,026	b 1,080	a 1,129
Total	604	a 649	a 708	a 729	a 800	a 826	a 1,032	a 1,077	a 777	a 807
Laval (Zones 19-24)										
3 to 5 Units	516	b 483	b 620	b 651	b 745	a 775	a 895	b 943	b 760	a 793
6 to 19 Units	495	a 499	a 589	a 600	a 711	a 732	a 755	a 774	a 691	a 712
20 to 49 Units	564	a 606	a 684	a 677	a 779	a 794	a 895	a 988	b 741	a 753
50 to 99 Units	526	a **	a 676	a 736	a 798	a 901	b 889	a 993	b 768	a 859
100+ Units	835	a 860	a 940	a 1,021	a 1,037	a 1,166	b 1,275	a 1,372	a 1,031	a 1,131
Total	605	a 631	a 678	a 712	a 751	a 788	a 900	a 954	a 751	a 789
North-Shore (Zones 25-29,39)										
3 to 5 Units	419	b **	b 554	b 583	b 759	a 757	a 840	a 872	a 748	a 775
6 to 19 Units	495	a 518	a 619	a 639	a 695	a 718	a 803	a 859	a 695	a 723
20 to 49 Units	501	a 499	a 616	a 670	a 748	a 778	a 761	a 801	b 684	a 721
50 to 99 Units	676	a 687	a 769	a 830	a 847	a 896	b 890	a 868	a 808	a 855
100+ Units	**	**	**	**	**	**	**	**	**	**
Total	475	a 529	a 606	a 646	a 727	a 744	a 828	a 869	a 721	a 753
South-Shore (Zones 30-34,36-38)										
3 to 5 Units	**	**	b 549	b 572	b 741	a 775	a 802	a 833	b 713	a 747
6 to 19 Units	486	a 479	c 580	a 591	a 700	a 723	a 770	a 786	a 699	a 712
20 to 49 Units	491	a 517	a 650	a 658	a 763	a 792	a 850	a 846	a 711	a 736
50 to 99 Units	583	b 617	a 758	a 802	a 895	a 957	b 1,024	a 1,012	b 842	a 888
100+ Units	761	a 774	a 849	a 912	a 981	a 1,068	b 1,098	a 1,230	b 923	a 994
Total	535	a 540	b 643	a 665	a 743	a 775	a 797	a 820	a 725	a 752
Montréal CMA										
3 to 5 Units	532	b **	a 628	a 642	a 750	a 774	a 973	a 1,019	a 758	a 785
6 to 19 Units	534	a 549	a 643	a 655	a 713	a 742	a 856	a 871	a 704	a 728
20 to 49 Units	543	a 572	a 675	a 691	a 813	a 833	a 980	a 1,022	a 720	a 744
50 to 99 Units	610	a 656	a 775	a 811	a 963	a 998	a 1,200	a 1,217	a 821	a 865
100+ Units	775	a 824	a 992	a 1,041	a 1,261	a 1,314	a 1,701	b 1,839	b 1,066	a 1,120
Total	597	a 641	a 698	a 720	a 782	a 809	a 965	a 1,007	a 766	a 796

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Montréal CMA																									
Zone	3-5			6-19			20-49			50-99			100+												
	Oct-17	Oct-18		Oct-17	Oct-18		Oct-17	Oct-18		Oct-17	Oct-18		Oct-17	Oct-18											
Montréal Island Zone 1	**	**		2.4	c	**	1.3	a	1.9	c	-	3.5	c	2.1	c	↓	2.8	a	2.7	c	-				
Zone 2	**	**		5.9	d	0.9	d	↓	2.8	b	2.2	b	-	3.5	d	4.1	d	-	2.8	c	1.7	b	-		
Zone 3	**	**		3.2	d	**	4.6	c	2.3	c	↓	2.9	b	0.7	b	↓	1.3	a	0.0	a	↓				
Zone 4	**	**		2.3	c	1.7	c	-	2.9	a	2.4	b	-	3.5	b	2.3	b	↓	4.5	c	1.7	b	↓		
Zone 5	**	**		2.9	b	1.8	c	-	1.8	a	1.9	a	-	3.2	c	2.2	c	-	4.4	b	2.3	c	↓		
Zone 6	**	0.7	b	0.6	a	**	2.8	b	3.3	c	-	2.4	c	1.0	d	↓	3.5	d	1.1	a	↓				
Zone 7	**	**		2.5	c	0.9	d	↓	2.3	b	1.5	a	↓	**	5.8	d	3.5	d	**						
Zone 8	**	**		2.5	c	0.7	b	↓	2.3	b	2.0	c	-	**	**		**		**						
Zone 9	**	**		1.4	a	**	2.7	a	1.7	b	↓	**	0.7	b		**		**		**					
Zone 10	**	**		2.8	c	2.1	c	-	4.5	c	1.9	b	↓	3.7	c	1.2	a	↓	**		**				
Zone 11	**	**		2.9	c	3.6	d	-	2.7	b	2.0	a	↓	2.3	b	2.4	c	-	**		**				
Zone 12	**	**		2.2	c	2.3	c	-	3.6	b	3.0	a	-	1.4	a	2.0	c	-	2.9	b	0.8	a	↓		
Zone 13	**	**		6.8	a	8.4	a	↑	3.4	b	2.8	b	-	4.4	c	1.7	c	↓	1.7	b	0.7	a	↓		
Zone 14	**	**		4.8	d	2.5	c	-	5.1	b	4.4	c	-	3.0	c	0.8	a	↓	**		**				
Zone 15	**	**		3.9	c	2.6	c	-	1.3	d	1.3	d	-	0.0	a	1.9	a	↑	1.4	a	0.8	a	↓		
Zone 16	**	**		1.4	a	2.1	c	-	2.0	b	1.9	c	-	5.4	c	3.5	d	-	2.3	a	2.9	b	-		
Zone 17	**	**		4.8	d	**	3.7	b	4.1	d	-	**	**		**	**		**		**					
Zone 18	0.1	b	**	3.4	c	3.4	c	-	3.4	d	2.4	b	-	**	7.6	b	-	-	-	-	-	-	-		
Montréal Island (Zones 1-18)	2.7	b	1.8	c	-	2.9	a	2.0	b	↓	2.9	a	2.4	a	↓	3.8	a	2.2	a	↓	3.3	a	2.0	a	↓
Laval Zone 19	**	**		1.7	c	1.1	d	-	4.4	b	3.0	b	↓	1.3	a	0.7	a	↓	4.2	c	**				
Zone 20	**	**		1.4	a	1.8	c	-	0.4	b	0.2	b	-	-	-	**	**		**		**				
Zone 21	**	**		2.6	c	**	2.8	c	1.3	d	-	**	**		**	**		**		**					
Zone 22	**	**		**	**		2.7	b	1.9	b	-	**	**		**	**		**		**					
Zone 23	0.7	b	**	0.4	b	0.2	b	-	0.9	a	**		**	**		**	**		-	-	-	-	-		
Zone 24	0.0	c	0.0	c	-	0.8	a	0.4	b	-	2.3	c	8.1	c	↑	-	-		-	-	-	-	-		
Laval (Zones 19-24)	**	0.7	b	1.5	a	1.3	a	-	2.9	a	2.4	a	-	0.8	a	1.0	a	-	4.0	c	**				
North-Shore Zone 25	**	**		0.8	d	**	3.5	d	1.2	a	↓	4.2	d	**		**	**		**		**				
Zone 26	**	**		2.4	c	1.5	d	-	2.2	c	0.2	b	↓	1.7	a	**	**		**		**				
Zone 28	**	**		**	0.7	b	1.8	b	1.1	a	↓	**	**		**	**		-	-	-	-	-			
Zone 29	**	**		2.1	c	1.3	a	-	4.3	b	3.8	c	-	**	**		**	**		**		**			
Zone 27 & 39	**	0.5	b	2.4	c	1.2	d	↓	2.1	b	3.5	d	-	-	**		-	-	-	-	-	-	-		
North-Shore (Zones 25-29,39)	2.7	c	1.0	d	↓	2.3	b	1.3	a	↓	2.8	a	1.9	b	↓	3.7	c	1.3	a	↓	**		**		
Laval/North-Shore (Zones 19-29,39)	2.6	c	0.9	d	↓	2.0	b	1.3	a	↓	2.8	a	2.2	a	↓	2.4	a	1.1	a	↓	3.7	c	**		
South-Shore Zone 30	**	**		2.8	c	**	3.2	b	1.2	a	↓	1.7	b	1.0	a	↓	2.7	a	0.9	a	↓	8.8	b	**	
Zone 31	**	**		1.8	c	1.2	d	-	4.1	b	2.5	b	↓	3.9	b	3.2	d	-	8.8	b	**				
Zone 32	**	**		3.9	c	1.7	c	↓	4.4	c	2.7	b	↓	0.4	a	0.0	a	↓	**		**				
Zone 33	**	**		0.7	a	1.2	d	-	0.3	a	0.7	a	↑	**	**		**	**		**		**			
Zone 34	0.7	b	**	2.0	c	**	2.2	c	0.4	b	↓	**	**		**	**		-	-	-	-	-	-		
Saint-Jean-sur-Richelieu (Zones 36-38)	**	**		2.4	c	0.9	a	↓	2.7	c	2.8	b	-	-	-	**	**		**		**				
South-Shore (Zones 30-34,36-38)	3.0	c	**	2.4	a	1.7	c	-	3.4	a	2.0	a	↓	3.0	a	2.3	c	-	5.4	a	1.8	b	↓		
Zone 35	**	**		2.0	c	1.2	a	-	2.3	a	**		-	-	-	-	-		-	-	**				
Suburbs (Zones 19-39)	2.7	b	1.1	a	↓	2.2	a	1.5	a	↓	3.2	a	2.1	a	↓	2.8	a	1.9	b	↓	4.6	b	3.9	d	-
Montréal CMA	2.7	b	1.7	c	-	2.6	a	1.8	a	↓	3.0	a	2.3	a	↓	3.7	a	2.1	a	↓	3.4	a	2.3	a	↓

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

1.3.4 Private Apartment Turnover Rates (%) by Structure Size and Bedroom Type Montréal CMA															
Size	Bachelor			1 Bedroom			2 Bedroom			3 Bedroom +			Total		
	Oct-17	Oct-18		Oct-17	Oct-18		Oct-17	Oct-18		Oct-17	Oct-18		Oct-17	Oct-18	
Montréal Island (Zones 1-18)															
3 to 5 Units	**	**		14.7 d	**		**	13.2 d		**	**		14.9 c	16.2 d	
6 to 19 Units	22.3 d	**		17.4 d	18.2 d -		16.2 a	16.3 a -		**	**		16.9 a	17.2 a -	
20 to 49 Units	25.8 a	23.8 a -		18.8 a	19.1 a -		16.4 a	15.8 a -		18.2 a	15.7 d ↓		19.4 a	18.8 a -	
50 to 99 Units	25.2 a	28.0 d -		18.9 a	20.1 a -		14.6 a	15.5 a -		11.3 d	14.7 c -		18.8 a	19.9 a -	
100+ Units	28.0 a	26.7 d -		23.7 a	24.4 d -		19.2 a	21.5 d -		16.8 d	**		23.2 a	23.6 a -	
Total	25.3 a	22.2 a ↓		17.6 a	20.1 a ↑		15.9 a	15.2 a -		13.8 d	**		17.2 a	17.8 a -	
Laval (Zones 19-24)															
3 to 5 Units	**	**		**	**		**	**		**	**		**	14.9 d	
6 to 19 Units	**	**		16.2 d	17.0 d -		13.8 c	13.0 c -		13.4 d	14.8 d -		14.2 a	13.8 c -	
20 to 49 Units	14.9 c	**		18.1 d	18.3 d -		17.6 a	17.3 d -		14.5 d	**		17.3 a	17.1 a -	
50 to 99 Units	**	**		**	23.5 a		11.3 c	13.8 a ↑		**	9.7 b		12.8 c	16.3 a ↑	
100+ Units	18.0 a	**		20.7 d	**		19.9 d	24.2 d -		13.4 a	**		19.0 d	**	
Total	16.7 d	**		18.3 a	18.3 d -		14.8 a	14.5 c -		14.4 c	12.7 d -		15.5 a	15.1 a -	
North-Shore (Zones 25-29,39)															
3 to 5 Units	**	**		**	**		**	**		**	**		**	**	
6 to 19 Units	**	**		**	16.7 d		17.5 d	16.4 d -		**	**		17.2 a	16.2 d -	
20 to 49 Units	**	12.2 c		13.6 c	16.1 d -		12.7 c	14.5 a -		14.9 d	8.0 c ↓		13.5 a	14.4 a -	
50 to 99 Units	**	**		**	18.6 d		16.5 d	12.8 d ↓		8.7 a	**		15.8 d	17.2 d -	
100+ Units	**	**		**	**		**	**		**	**		**	**	
Total	**	**		15.2 d	**		19.8 d	17.4 d -		**	**		18.5 d	17.2 d -	
South-Shore (Zones 30-34,36-38)															
3 to 5 Units	**	**		**	**		13.7 d	**		**	**		16.5 d	**	
6 to 19 Units	**	**		21.6 d	16.0 d ↓		18.4 a	13.2 c ↓		16.5 d	15.8 d -		18.3 a	14.6 a ↓	
20 to 49 Units	**	**		18.1 a	17.4 d -		15.6 a	15.5 a -		12.0 c	**		16.6 a	16.3 a -	
50 to 99 Units	**	**		**	14.4 d		16.2 d	19.9 d -		12.3 d	13.8 d -		16.3 d	17.0 d -	
100+ Units	23.4 a	18.3 d ↓		23.7 a	22.8 a -		26.3 a	21.4 a ↓		24.2 a	22.6 d -		25.0 a	22.0 a ↓	
Total	**	**		19.4 d	16.6 a ↓		17.3 a	15.0 a ↓		16.5 d	14.7 c -		17.9 a	15.7 a ↓	
Montréal CMA															
3 to 5 Units	**	**		14.9 d	**		16.1 d	14.1 d -		13.8 d	**		15.5 d	16.4 d -	
6 to 19 Units	22.1 d	22.2 d -		17.7 a	17.8 d -		16.5 a	15.6 a -		15.9 d	15.9 d -		17.0 a	16.5 a -	
20 to 49 Units	25.2 a	23.1 a ↓		18.5 a	18.8 a -		16.1 a	15.8 a -		16.6 a	14.9 a -		18.6 a	18.2 a -	
50 to 99 Units	25.1 a	27.9 a -		18.7 a	19.7 a -		14.8 a	15.8 a -		11.5 c	14.1 c -		18.4 a	19.5 a -	
100+ Units	27.8 a	26.6 d -		23.6 a	24.1 a -		20.1 a	21.6 a -		17.1 a	**		23.1 a	23.4 a -	
Total	25.1 a	22.3 a ↓		17.6 a	19.8 a ↑		16.4 a	15.4 a -		14.6 c	16.6 d -		17.3 a	17.4 a -	

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

I.4 Private Apartment Vacancy Rates (%)¹ by Rent Range and Bedroom Type Montréal CMA										
Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Montréal Island (Zones 1-18)										
LT \$600	3.8 b	3.6 c -	2.8 c	1.4 a ↓	**	**	0.1 b	**	3.2 c	2.3 c -
\$600 - \$749	2.4 b	2.0 b -	4.2 c	3.4 d -	1.8 b	0.9 a ↓	**	**	2.9 b	2.0 c -
\$750 - \$899	3.0 a	1.2 a ↓	3.1 d	1.5 c -	1.9 c	2.4 c -	**	0.9 a	2.4 b	1.9 c -
\$900 - \$999	**	1.9 c	2.2 b	0.7 a ↓	2.5 c	1.1 a -	**	0.5 b	3.8 d	0.9 a ↓
\$1000+	5.1 d	2.1 c ↓	2.8 b	2.3 b -	4.4 d	2.8 c -	**	1.0 d	3.4 c	2.0 b ↓
Total	3.6 b	3.1 c -	3.3 b	2.1 b ↓	2.5 a	2.0 b -	2.5 c	0.8 a ↓	2.9 a	2.0 a ↓
Laval (Zones 19-24)										
LT \$600	**	**	**	3.7 d	0.4 b	**	0.0 d	**	**	2.9 c
\$600 - \$749	**	0.0 d	2.9 b	3.1 d -	1.5 c	0.8 d -	**	0.0 d	1.8 b	1.3 a -
\$750 - \$899	**	**	1.6 c	1.2 a -	1.7 c	1.0 a -	**	0.1 b	1.8 c	0.8 a ↓
\$900 - \$999	**	**	5.1 c	1.9 c ↓	0.7 b	0.3 b -	**	**	1.6 c	1.7 c -
\$1000+	**	**	6.0 b	**	5.1 d	5.4 d -	2.4 c	1.1 a -	4.1 d	**
Total	2.4 c	2.7 c -	3.3 c	4.4 d -	1.6 b	1.3 a -	2.0 c	0.7 a ↓	2.1 a	1.9 c -
North-Shore (Zones 25-29,39)										
LT \$600	**	1.3 d	1.1 d	**	0.1 b	**	**	**	1.1 a	**
\$600 - \$749	8.8 c	5.5 d -	**	0.8 a	2.7 c	2.0 c -	0.8 d	**	2.6 c	1.9 c -
\$750 - \$899	**	**	0.0 d	**	**	1.2 d	**	0.1 b	3.3 d	0.8 a ↓
\$900 - \$999	**	**	**	**	**	0.1 b	0.1 b	0.1 b -	**	0.1 b
\$1000+	**	**	**	0.3 b	**	**	0.5 b	0.6 b -	**	1.0 d
Total	**	1.4 a	2.2 c	**	2.5 b	1.3 a ↓	2.0 c	0.6 b ↓	2.5 b	1.2 a ↓
South-Shore (Zones 30-34,36-38)										
LT \$600	2.4 c	4.3 d -	2.2 c	**	1.8 c	**	**	**	2.0 b	2.1 c -
\$600 - \$749	**	**	4.3 c	1.8 c ↓	3.3 d	1.6 c ↓	4.5 d	1.5 d ↓	3.7 c	1.6 b ↓
\$750 - \$899	5.6 b	5.5 c -	3.7 c	**	3.0 b	2.5 c -	**	1.1 a	2.7 b	2.1 c -
\$900 - \$999	**	**	2.2 b	1.2 a ↓	3.8 d	0.3 b ↓	1.1 d	0.4 b -	2.6 b	0.5 a ↓
\$1000+	**	**	16.1 d	3.3 d ↓	3.0 c	2.3 c -	**	0.2 b	3.5 c	2.0 c ↓
Total	2.3 b	4.0 d -	3.4 b	2.0 c ↓	3.0 a	1.8 b ↓	2.4 c	1.0 a ↓	2.9 a	1.8 b ↓
Montréal CMA										
LT \$600	3.7 b	3.5 c -	2.7 b	1.6 c -	3.0 d	**	0.1 b	**	3.0 a	2.3 b -
\$600 - \$749	2.5 b	2.0 b -	4.1 c	3.1 d -	2.1 b	1.1 a ↓	3.4 d	1.6 c ↓	2.9 a	1.9 b ↓
\$750 - \$899	3.0 a	1.3 a ↓	3.1 d	1.5 c ↓	2.2 b	2.2 c -	**	0.7 a	2.5 b	1.8 b -
\$900 - \$999	**	2.2 b	2.3 b	0.8 a ↓	2.9 c	0.9 a ↓	**	0.6 a	3.5 d	0.9 a ↓
\$1000+	5.2 d	2.2 c ↓	3.0 b	2.8 b -	4.4 d	2.8 b -	**	1.0 d	3.5 c	2.1 b ↓
Total	3.7 b	3.1 c -	3.3 b	2.1 b ↓	2.5 a	1.9 a ↓	2.4 b	0.8 a ↓	2.8 a	1.9 a ↓

¹Vacancy rate by rent range when rents are known. For the Total, vacancy rates include all structures.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS¹ Vacancy Rates (%) Montréal CMA - October 2018

Condo Sub Area	Rental Condominium Apartments		Apartments in the RMS ¹	
	Oct-17	Oct-18	Oct-17	Oct-18
Downtown and Nun's Island	2.2 c	1.0 a -	2.7 a	2.6 b -
Outer Centre	3.4 d	1.8 c -	3.2 b	1.8 b ↓
West part of Island of Montréal	2.3 c	1.6 c -	2.9 a	2.6 b -
East part of Island of Montréal	1.5 d	**	2.7 b	1.7 c ↓
Montréal Island	2.4 b	1.6 c -	2.9 a	2.0 a ↓
Laval	1.0 a	1.8 c -	2.1 a	1.9 c -
Vaudreuil-Soulanges	1.3 d	0.8 d -	1.6 c	1.0 a -
North Shore	2.1 c	1.2 d -	2.5 b	1.2 a ↓
South Shore	0.7 a	**	2.9 a	1.8 b ↓
Montréal CMA	1.8 b	1.9 b -	2.8 a	1.9 a ↓

¹ Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

4.1.2 Rental Condominium Apartments and Private Apartments in the RMS¹ Average Rents (\$) by Bedroom Type Montréal CMA - October 2018

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	Rental Condo Apts.	Apts. in the RMS ¹	Rental Condo Apts.	Apts. in the RMS ¹	Rental Condo Apts.	Apts. in the RMS ¹	Rental Condo Apts.	Apts. in the RMS ¹
Downtown and Nun's Island	**	850 a	1,393 c	1,082 a Δ	1,956 b	1,459 b Δ	**	1,502 c
Outer Centre	**	681 a	1,334 b	816 a Δ	1,819 b	945 a Δ	**	1,294 b
West part of Island of Montréal	838 c	527 a Δ	973 b	690 a Δ	1,269 a	807 a Δ	1,708 d	1,020 b Δ
East part of Island of Montréal	**	542 a	961 b	625 a Δ	1,261 b	716 a Δ	1,395 d	987 b Δ
Montréal Island	**	649 a	1,154 b	729 a Δ	1,473 a	826 a Δ	1,986 c	1,077 a Δ
Laval	**	631 a	880 c	712 a Δ	1,115 b	788 a Δ	1,601 d	954 a Δ
Vaudreuil-Soulanges	**	480 b	**	611 b	1,043 a	840 a Δ	1,230 c	893 b Δ
North Shore	838 a	529 a Δ	852 b	646 a Δ	1,071 a	744 a Δ	1,286 c	869 a Δ
South Shore	**	540 b	914 b	665 a Δ	1,103 a	775 a Δ	1,296 b	820 a Δ
Montréal CMA	1,143 d	641 a Δ	1,028 a	720 a Δ	1,208 a	809 a Δ	1,569 b	1,007 a Δ

¹ Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

4.1.3 Rental Condominium Apartments - Average Rents (\$) by Bedroom Type Montréal CMA - October 2018

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Downtown and Nun's Island	1,275 b	**	1,574 b	1,393 c -	2,119 c	1,956 b -	3,406 c	**	2,028 b	1,871 b -
Outer Centre	1,233 c	**	1,205 c	1,334 b -	1,607 b	1,819 b -	**	**	1,537 b	1,708 b -
West part of Island of Montréal	**	838 c -	923 b	973 b -	1,202 b	1,269 a -	1,609 d	1,708 d -	1,254 b	1,285 b -
East part of Island of Montréal	**	**	937 b	961 b -	1,112 a	1,261 b ↑	1,358 c	1,395 d -	1,085 a	1,220 a ↑
Montréal Island	1,037 c	**	1,135 b	1,154 b -	1,399 a	1,473 a -	1,964 c	1,986 c -	1,362 a	1,474 a ↑
Laval	**	**	891 c	880 c -	1,106 b	1,115 b -	1,336 c	1,601 d -	1,115 b	1,157 b -
Vaudreuil-Soulanges	**	**	**	**	1,011 a	1,043 a -	**	1,230 c -	1,031 a	1,055 a -
North Shore	**	838 a -	762 b	852 b -	1,039 a	1,071 a -	1,061 c	1,286 c -	1,015 a	1,086 a ↑
South Shore	**	**	824 b	914 b ↑	1,055 a	1,103 a -	1,114 c	1,296 b -	1,087 a	1,095 a -
Montréal CMA	958 c	1,143 d -	989 a	1,028 a -	1,180 a	1,208 a -	1,542 b	1,569 b -	1,181 a	1,235 a ↑

4.2.1 Rental Condominium Apartments and Private Apartments in the RMS¹ Total Vacancy Rates (%) by Building Size Montréal CMA - October 2018

Size	Rental Condominium Apartments		Apartments in the RMS ¹	
	Oct-17	Oct-18	Oct-17	Oct-18
Montréal Island				
3 to 5 Units	**	**	2.7 b	1.8 c -
6 to 19 Units	2.6 c	**	2.9 a	2.0 b ↓
20 to 49 Units	1.5 a	1.8 c -	2.9 a	2.4 a ↓
50 to 99 Units	1.5 a	1.6 b -	3.8 a	2.2 a ↓
100+ Units	2.6 b	0.7 a ↓	3.3 a	2.0 a ↓
Total	2.4 b	1.6 c -	2.9 a	2.0 a ↓
Montréal CMA				
3 to 5 Units	**	**	2.7 b	1.7 c -
6 to 19 Units	1.5 a	2.3 c -	2.6 a	1.8 a ↓
20 to 49 Units	1.5 a	1.8 b -	3.0 a	2.3 a ↓
50 to 99 Units	2.1 b	1.7 b -	3.7 a	2.1 a ↓
100+ Units	2.0 b	1.2 a ↓	3.4 a	2.3 a ↓
Total	1.8 b	1.9 b -	2.8 a	1.9 a ↓

¹ Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate Condominium Apartments Montréal CMA - October 2018

Condo Sub Area	Condominium Universe		Rental Units ¹		Percentage of Units in Rental		Vacancy Rate	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Downtown and Nun's Island	24,212	22,421	6,127 a	5,992 d	25.3 a	26.7 d -	2.2 c	1.0 a -
Outer Centre	28,705	32,175	4,962 a	5,098 a	17.3 a	15.8 a -	3.4 d	1.8 c -
West part of Island of Montréal	24,694	25,406	3,885 a	4,372 a	15.7 a	17.2 a -	2.3 c	1.6 c -
East part of Island of Montréal	30,185	30,600	3,680 c	3,816 c	12.2 c	12.5 c -	1.5 d	**
Montréal Island	107,796	110,602	18,634 a	19,363 a	17.3 a	17.5 a -	2.4 b	1.6 c -
Laval	19,458	20,300	4,609 d	4,245 d	23.7 d	20.9 d -	1.0 a	1.8 c -
Vaudreuil-Soulanges	3,717	3,934	851 d	845 d	22.9 d	21.5 d -	1.3 d	0.8 d -
North Shore	22,632	23,251	2,952 c	3,244 c	13.0 c	14.0 c -	2.1 c	1.2 d -
South Shore	35,911	37,072	5,109 c	6,519 d	14.2 c	17.6 d ↑	0.7 a	**
Montréal CMA	189,514	195,159	32,178 a	34,198 a	17.0 a	17.5 a -	1.8 b	1.9 b -

¹Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate Condominium Apartments by Project Size Montréal CMA - October 2018

Size (number of units)	Condominium Universe		Rental Units ¹		Percentage of Units in Rental		Vacancy Rate	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Montréal Island								
3 to 5 Units	5,541	5,605	**	503 c	**	9.0 c	**	**
6 to 19 Units	25,885	26,306	3,501 a	3,265 c	13.5 a	12.4 c -	2.6 c	**
20 to 49 Units	21,892	22,083	3,525 a	3,741 a	16.1 a	16.9 a -	1.5 a	1.8 c -
50 to 99 Units	22,646	23,480	4,293 a	4,503 a	19.0 a	19.2 a -	1.5 a	1.6 b -
100+ Units	31,832	33,128	6,491 a	7,548 d	20.4 a	22.8 d -	2.6 b	0.7 a ↓
Total	107,796	110,602	18,634 a	19,363 a	17.3 a	17.5 a -	2.4 b	1.6 c -
Montréal CMA								
3 to 5 Units	14,153	14,488	**	1,521 d	**	10.5 d	**	**
6 to 19 Units	67,208	68,357	9,043 a	9,775 a	13.5 a	14.3 a -	1.5 a	2.3 c -
20 to 49 Units	36,525	37,099	6,278 a	6,704 a	17.2 a	18.1 a -	1.5 a	1.8 b -
50 to 99 Units	31,949	33,195	5,645 a	6,228 a	17.7 a	18.8 a -	2.1 b	1.7 b -
100+ Units	39,679	42,020	8,973 a	10,111 a	22.6 a	24.1 a -	2.0 b	1.2 a ↓
Total	189,514	195,159	32,178 a	34,198 a	17.0 a	17.5 a -	1.8 b	1.9 b -

¹Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: \$500 in the previous year vs. \$550 in current survey represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey (RMS)** every year in October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent levels, availability (outside Quebec), turnover and vacancy unit data for all sampled structures.

The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of October, and the results reflect market conditions at that time.

CMHC is constantly reviewing the Universe of rental structures in the rental market Universe to ensure that it is as complete as possible. Every year, any newly completed rental structures with at least 3 rental units are added to the Universe. In addition to this, CMHC undertakes comprehensive reviews by comparing the Universe listing to other sources of data to ensure that the list of structures is as complete as possible.

CMHC's Rental Market Survey provides a snapshot of vacancy, availability (outside Quebec), and turnover rates and average rents in both new and existing structures. There also exists a measure for the change in rent that is calculated based on existing structures only. The estimate is based on structures that were common to the survey sample for both the previous and the current Rental Market Surveys. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of percent change in rent is available in all Canada and Provincial Highlights publications, and also in the CMA reports. The rent levels in new and existing structures are also published. While the percent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

METHODOLOGY FOR CONDOMINIUM APARTMENT SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the Condominium Apartment Survey (CAS) in late summer and early fall to estimate the relative strengths in the condo apartment rental market. The CAS collects the number of units being rented out and the vacancy and rent levels of these units in the following CMAs: Calgary, Edmonton, Gatineau, Halifax, Hamilton, Kelowna, Kitchener, London, Montréal, Ottawa, Québec, Regina, Saskatoon, Toronto, Vancouver, Victoria and Winnipeg. The CAS is conducted by telephone interviews and information is obtained from the property management company, condominium (strata) board, or building superintendent. If necessary, this data can be supplemented by site visits if no telephone contact is made.

CMHC publishes the number of units rented, vacancy rates and average rents from the Condominium Apartment Survey. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability.

RENTAL MARKET SURVEY (RMS) AND CONDOMINIUM APARTMENT SURVEY (CAS) DATA RELIABILITY

CMHC does not publish an estimate (e.g. Vacancy Rates and Average Rents) if the reliability of the estimate is too low or the confidentiality rules are violated. The ability to publish an estimate is generally determined by its statistical reliability, which is measured using the coefficient of variation (CV). CV of an estimate is defined as the ratio of the standard deviation to the estimate and CV is generally expressed a percentage. For example, let the average rent for one bedroom apartments in a given CMA be \bar{x} and its standard deviation be $\sigma_{\bar{x}}$. Then the Coefficient of Variation is given by $CV = \frac{\sigma_{\bar{x}}}{\bar{x}}$.

Reliability Codes for Proportions

CMHC uses CV, sampling fraction and universe size to determine the ability to publish proportions such as vacancy rates, availability rates and turnover rates. The following letter codes are used to indicate the level of reliability of proportions:

a — Excellent

b — Very good

c — Good

d — Fair (Use with Caution)

** — Poor — Suppressed

++ — Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).

- — No units exist in the universe for this category

n/a — Not applicable

The following two tables indicate the level of reliability of proportions:

If the proportion is Zero (0) and sampling fraction is less than 100% then the following levels are assigned:

Sampling Fraction (%) range

Structures in Universe	(0,20]*	(20,40]	(40,60]	(60,80]	(80,100)
3 – 10	Poor	Poor	Poor	Poor	Poor
11 – 20	Poor	Fair	Fair	Fair	Good
21 – 40	Poor	Fair	Fair	Good	Very Good
41 – 80	Poor	Fair	Good	Good	Very Good
81+	Poor	Good	Good	Very Good	Very Good

*(0, 20] means sampling fraction is greater than 0% but less than or equal to 20%; others are similar.

Otherwise, the following table is used to determine the reliability level of proportions:

Coefficient of Variation (CV) %

Vacancy Rate	0	(0,5]	(5,10]	(10,16.5]	(16.5,33.3]	(33.3,50]	50+
(0,0.75]	Excellent	Excellent	Excellent	Excellent	Excellent	V. Good	V. Good
(0.75,1.5]	Excellent	Excellent	Excellent	Excellent	Excellent	Fair	Poor
(1.5,3]	Excellent	Excellent	Excellent	V. Good	Good	Poor	Poor
(3,6]	Excellent	Excellent	V. Good	Good	Fair	Poor	Poor
(6,10]	Excellent	Excellent	V. Good	Good	Poor	Poor	Poor
(10,15]	Excellent	Excellent	Good	Fair	Poor	Poor	Poor
(15,30]	Excellent	Excellent	Fair	Poor	Poor	Poor	Poor
(30,100]	Excellent	Excellent	Poor	Poor	Poor	Poor	Poor

Reliability Codes for Averages and Totals

CMHC uses the CV to determine the reliability level of the estimates of average rents and a CV cut-off of 10% for publication of totals and averages. It is felt that this level of reliability best balances the need for high quality data and not publishing unreliable data. CMHC assigns a level of reliability as follows (CV's are given in percentages):

- a — If the CV is greater than 0 and less than or equal to 2.5 then the level of reliability is **Excellent**.
- b — If the CV is greater than 2.5 and less than or equal to 5 then the level of reliability is **Very Good**.
- c — If the CV is greater than 5 and less than or equal to 7.5 then the level of reliability is **Good**.
- d — If the CV is greater than 7.5 and less than or equal to 10 then the level of reliability is **Fair**.
- ** — If the CV is greater than 10 then the level of reliability is **Poor**. (Do Not Publish)

Arrows indicate Statistically Significant Changes

Use caution when comparing statistics from one year to the next. Even if there is a year over year change, it is not necessarily a statistically significant change. When applicable, tables in this report include indicators to help interpret changes:

- ↑ indicates the year-over-year change is a statistically significant increase.
- ↓ indicates the year-over-year change is a statistically significant decrease.
- indicates that the effective sample does not allow one to interpret any year-over-year change as being statistically significant.
- △ indicates that the change is statistically significant

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Turnover: A unit is counted as being turned over if it was occupied by a new tenant moved in during the past 12 months. A unit can be counted as being turned over more than once in a 12 month period.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 50,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

October 2017 and October 2018 data is based on Statistics Canada's 2016 Census area definitions.

Acknowledgement

The Rental Market Survey and the Condominium Apartment Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution CMHC is able to provide information that benefits the entire housing industry.

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